

An aerial night photograph of the Dayton, Ohio skyline. The image shows several illuminated buildings, including a prominent tall skyscraper with many lit windows. The city lights extend into the distance, creating a vibrant urban scene.

# DAYTON, OHIO

## *Investment Prospectus*

*Prepared By*  
**The City of Dayton**

*In Cooperation with*  
**CityWide Development  
Corporation**

*With Guidance From*  
**Accelerator for America**

The use of the word “prospectus” for the purpose of the work contained herein is not to advertise about, endorse or in any other way to promote or offer specific investment opportunities in cities OR OTHERWISE. The urban investment prospectus is a template designed to help unify city leaders around a plan, to show what might occur in a city and to use as a tool to promote the city and its plans. The prospectus has been prepared for discussion purposes only and not to induce any one to enter into any agreement or transaction. For the avoidance of any doubt, the distribution of this prospectus does not constitute an offer to sell or a solicitation of an offer to buy any assets or equity securities or any investment of any kind.

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# Opportunity Zone Tax Incentives

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The Opportunity Zone Program was enacted as part of the 2017 federal tax reform.

**Program Goal:** To drive investment in rural and low-income urban communities that have struggled to recover post-recession.

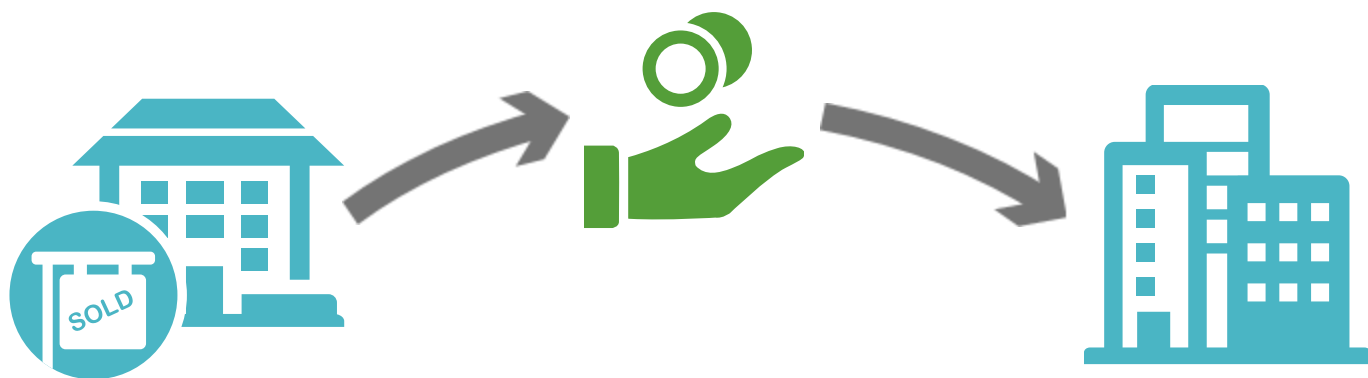
## The Three Components of Investor Benefit:

- 1 Temporary Deferral**  
A temporary deferral of taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is treated as disposed of or December 31, 2026.
- 2 Reduction in Gain through Basis Adjustment**  
A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis in the fund interest is increased by 10% if such interest is held for at least 5 years (for investments in 2020 and 2021) and by 15% if held for at least 7 years (for investments in 2019), thereby excluding up to 15% of the original gain from taxation. Investments starting in 2022 are not eligible for this partial exclusion.
- 3 Exclusion for capital gains on the New Opportunity Zone Investment**  
A permanent exclusion from taxable income of post-income appreciation from the sale or exchange of an investment in an Opportunity Fund if the investment is held for at least 10 years (limited to 2047). This exclusion only applies to the future appreciation after an investment in an Opportunity Fund, but is available for investments in an Opportunity Fund through 2026

# Opportunity Zones: Program Overview

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The Opportunity Zone Program allows a taxpayer to reinvest proceeds from the sale of an eligible business or property (proceeds that equal to the capital gain amount) into an Opportunity Fund.



This Opportunity Fund, in turn, will invest in one or more businesses or properties located within qualified Opportunity Zones. For tax reasons, the fund might use a second-tier entity to invest in properties or businesses.

## Different Than Other Tax Credits:

- No cap on investment
- Market-Driven
- Residential and commercial investments can qualify



# Purpose of Prospectus

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**The purpose of this prospectus is fourfold:**

1

*To market  
Dayton's  
Opportunity Zones  
to local, regional  
and national  
investors*

2

*To identify  
unique community  
advantages and  
positive recent  
trends*

3

*To identify  
unique community  
challenges that  
targeted  
investment can  
help to alleviate*

4

*To highlight the relationship  
between positive,  
measurable community  
outcomes and tax-  
advantaged investor  
opportunities*

**For more information, contact the Opportunity Zone Technical Advisory Committee:**

**Russell Knowles at 937.333.4114 or [Russell.Knowles@daytonohio.gov](mailto:Russell.Knowles@daytonohio.gov)**

# Executive Summary

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- Dayton is an inclusive, connected city that anchors a four-county region of over 930,000 people, and is accepting of new ideas and individuals.
- The city and region host strong and diverse institutions of higher education with more than 75,000 students, providing a robust and educated workforce.
- Dayton has a history of leveraging public-private partnerships and unique community assets to grow economic activity.
- More than \$4 billion in public and private investment in the city limits since 2001 has contributed to market strength that shows no signs of abating.
- Dayton has 17 census tracts designated as Opportunity Zones, they are divided into eight distinct geographies, each with its own compelling value proposition.
- Dayton's Opportunity Zones were intentionally chosen to maximize proximity to catalytic assets, investments, and institutions that can enhance investment and economic potential.
- Dayton is one of the most accessible cities in the nation, and boasts an international airport, significant freight rail capacity, and is located at the intersection of Interstates 70 and 75.

# Introduction to Dayton

## Dayton is Ohio's:

- 4th most populous region.
- 4th largest economy.

## Dayton is known for:

- providing the world with a staggering number of life-changing innovations and technological advancements.
- Being the home of the Wright brothers and Paul Laurence Dunbar.
- Wright-Patterson Air Force Base, located just 10 miles from downtown.

## Dayton's Ongoing Tradition of Innovation

Research at Wright-Patterson Air Force Base, the University of Dayton, Wright State University, and many of our top businesses continue to produce cutting-edge technology.

## Where is Dayton?

- Dayton's location puts it within one day's drive of 60% of the U.S. population.
- At the crossroads of Interstates 70 and 75 in Southwest Ohio.



Geography	2017 Population
Dayton Region (MSA + Clark County)	937,125
Dayton MSA	800,950
Dayton, OH	141,143
Dayton Opportunity Zones	52,226

Source: US Census

## *Dayton has been Reinventing Itself from the Urban Center Outward Since the Late 1990's*



Built in downtown Dayton in 1907, this power-generating plant closed its doors in the mid-1980s.

**Between 1970 and 1990,** Dayton lost over 1/3 of its population and tens of thousands of middle-class jobs due to economic challenges that afflicted most of the industrial Midwest.

**In the late 1990s,** City leaders, along with business and nonprofit partners, began to craft a comeback strategy focused on attracting jobs and economic activity by leveraging existing market strengths centered around: Education Institutions, Healthcare Providers, Advanced Manufacturing Companies, Aerospace & Other Industries Related to Wright-Patterson Air Force Base.

By building public-private-partnerships between the City and anchor institutions, resources were directed into increasing economic activity in targeted areas and industries.



The Steam Plant now serves as a beautifully renovated venue.

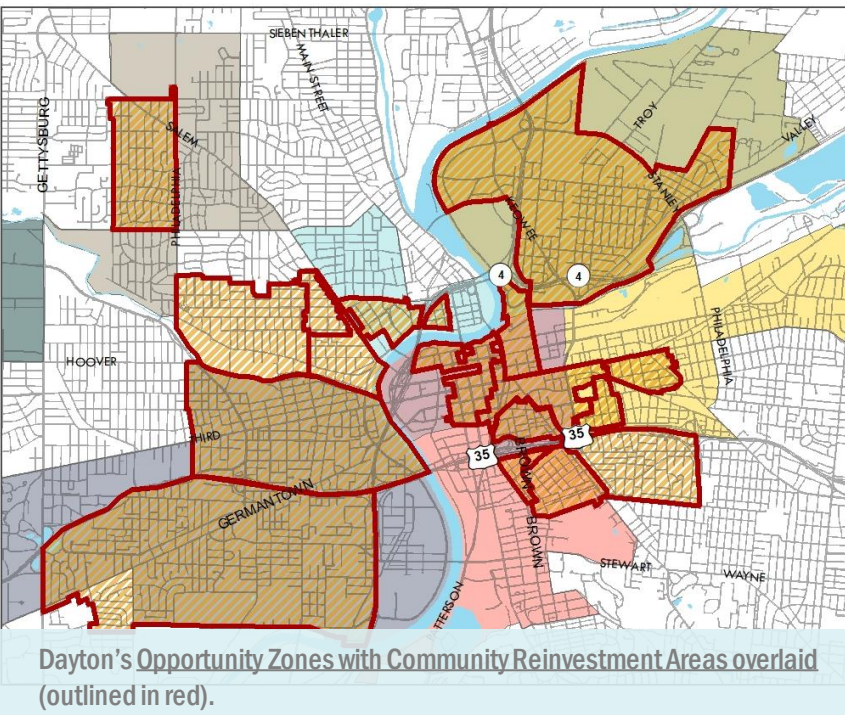
**As a result of these partnerships,** the Greater Downtown (within 1.5 miles of the Central Business District) has seen significant investment and revitalization in recent years, and major private investment has spread to other parts of the city.

*In all, more than \$4 billion in public and private investments have contributed to Dayton's remarkable renaissance, with activity escalating dramatically in scale and pace every year since 2010.*



# Investment Activity: Building Momentum

## Tracked Investments since 2001:



## Leveraging Other Development Tools

Dayton stakeholders have extensive experience leveraging and combining incentives available from the federal, state and local government. When combined with Opportunity Zones, these incentives can add another layer of value.

- Historic Preservation Tax Credits
- New Market Tax Credits
- Tax Increment Financing
- Community Reinvestment Area
- Low Income Housing Tax Credits
- State and Federal Grant Programs
- PACE – Property Assessed Clean Energy
- ED/GE – Economic Development/Government Equity

## Dayton by the Numbers

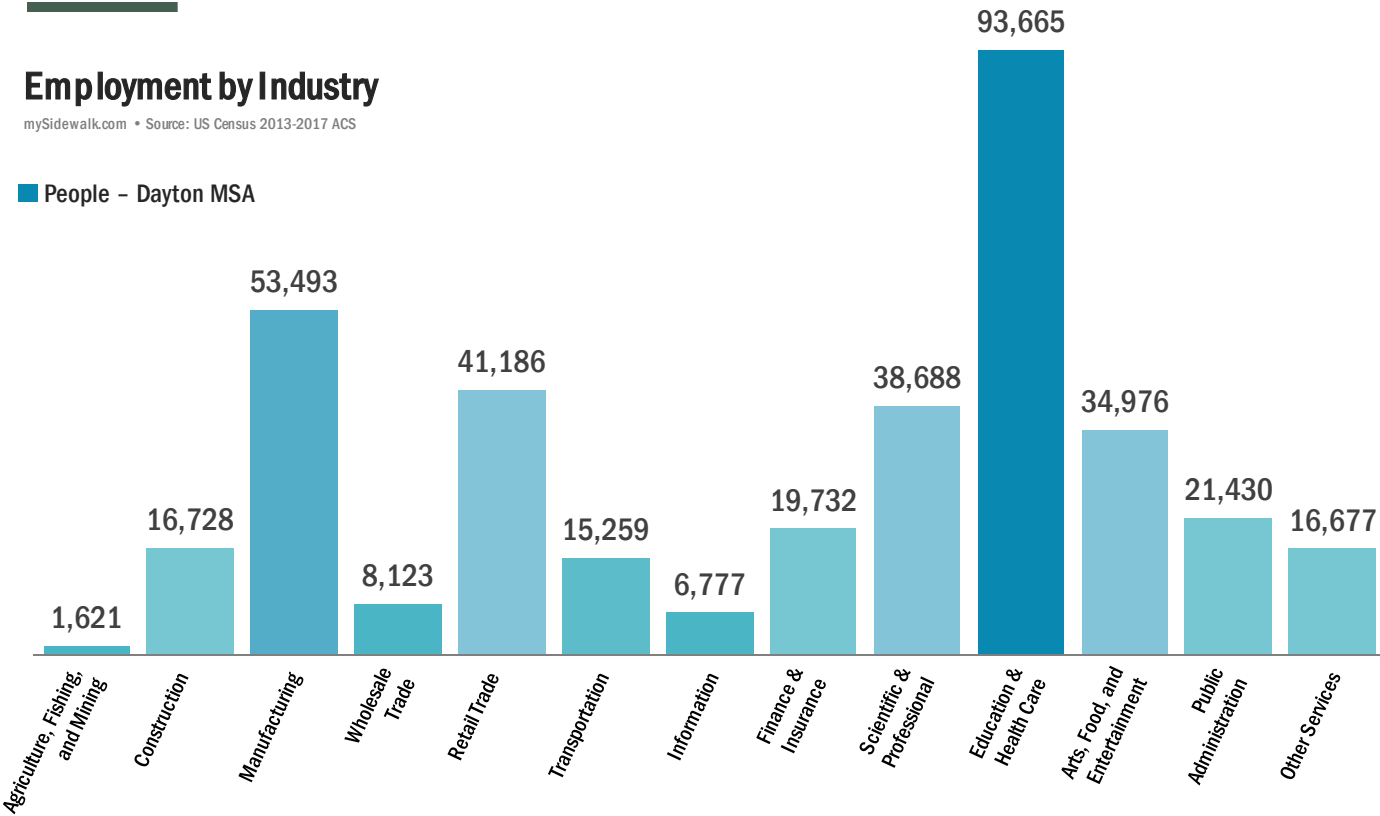
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# Dayton Metro Workforce Profile

## Employment by Industry

mySidewalk.com • Source: US Census 2013-2017 ACS

■ People – Dayton MSA



## Employment Status

mySidewalk.com • Source: US Census 2013-2017 ACS



## Job Growth

↓ 13.7%    ↑ 4.6%  
2002-2010    2011-2018

## Average Monthly Earnings

↑ 15.4%    ↑ 12.3%  
2002-2010    2011-2018

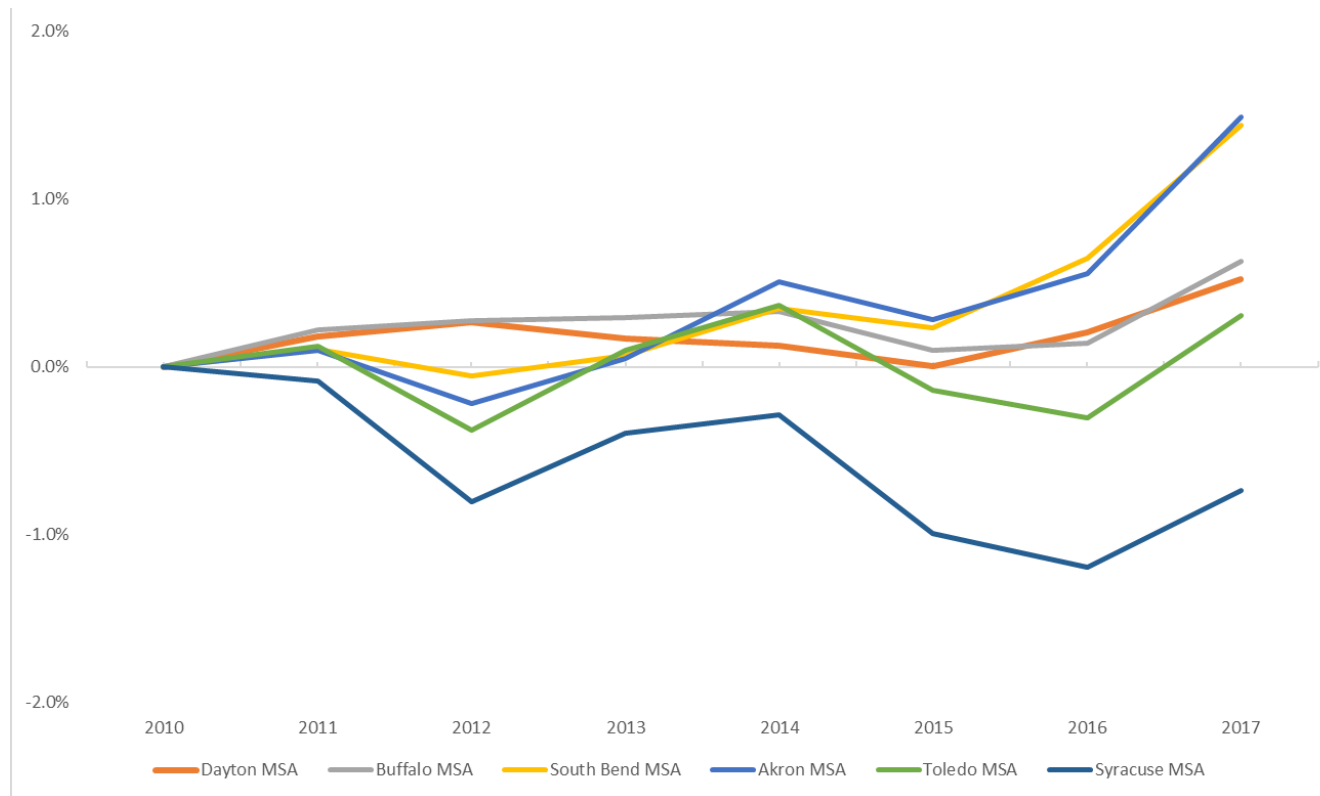
## Employees Under Age 29

↓ 22.2%    ↑ 7.0%  
2002-2010    2011-2018

# Dayton Metro Population Profile

## Dayton and Peer MSA Cumulative Population Changes: 2010-2017

Source: US Census Bureau; Peers based on Chicago Fed PeerCities Index



## Dayton Population by Geography

- **937,125**  
Dayton Region
- **800,950**  
Dayton MSA
- **141,143**  
Dayton, OH
- **52,226**  
Dayton Opportunity Zones

Geography	Black	Hispanic	Foreign Born	People in Poverty	Median Household Income	% Under 18	% Over 65
United States	12.29%	17.60%	13.40%	14.22%	\$57,652	22.93%	14.87%
Ohio	12.13%	3.57%	4.33%	14.50%	\$52,407	22.63%	15.89%
Dayton MSA	15.28%	2.56%	4.34%	15.15%	\$56,124	22.15%	16.82%
Dayton Ozs	46.71%	3.74%	6.19%	34.58%	\$26,705	20.94%	12.40%



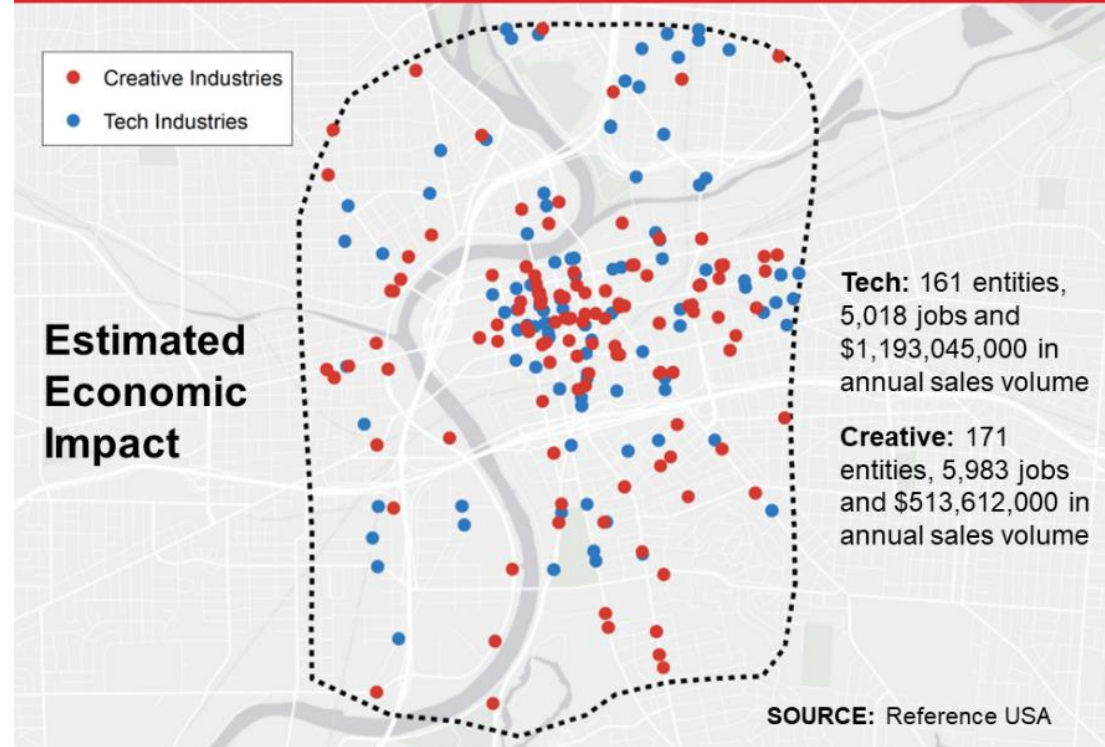
## Dayton by the Assets

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## Downtown Dayton Businesses

The Greater Downtown has the highest concentration of creative industries in the region, and is attracting entrepreneurs from across the region, supporting dramatic increases in economic activity:

- 140 new startups hosted in Downtown since 2010.
- Over 100 businesses have decided to move downtown since 2016.
- The Greater Downtown accounts for more than half of the city job base and is expanding.
- The Dayton region has seen an explosion of new urban lifestyle amenities, microbreweries and restaurants. Many are in the Greater Downtown.



The commercial vacancy rate in Dayton has declined from 22.2% to 20.3% between 2012 and the first quarter of 2017.

Source: Vogt Strategic Insights, Choice Neighborhoods Market Study & Feasibility Analysis, June 21, 2017

*While the Greater Downtown has seen about \$2.85B of capital investment in the last 18 years, the central downtown core is experiencing a growing percentage of that activity.*

# Downtown Dayton Living

**Each year nearly 7.5 million visitors enjoy unique amenities and attractions in downtown Dayton:**

- Annual festivals, including the Celtic Festival, Hauntfest and St. Patrick's Day, bring hundreds of thousands of people downtown each year.
- The Levitt Pavilion, opened in August of 2018, attracts thousands of visitors to the heart of downtown during the summer with its free concert series.
- The number of housing units downtown has grown by more than 60% since 2010, with more than 500 additional units in the pipeline. Occupancy rates remain above 97%.



Dayton was named  
**No. 11** of the top 100  
metro areas achieving inclusive  
growth, with an improving  
employment rate, median  
earnings,  
and relative property.

Source: Brookings Institute, April 27, 2017



*Downtown has the region's highest apartment occupancy rate at 97.5%*

# Dayton's Startup Scene

**240**

## ENTREPRENEURS

testing, validating, launching, and growing scalable businesses since 2015.



**2,800+**  
**PEOPLE**

exposed to entrepreneurial services through regional events and programming

## ENTREPRENEURIAL SERVICES PROVIDER PROGRAM

**81**

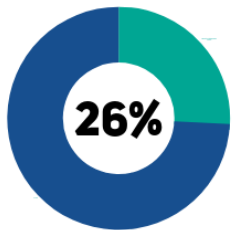
## STARTUPS

actively receiving assistance as clients of the ESP program.

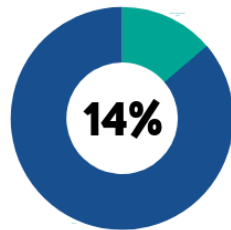
**1,100+**

## MEMBERS

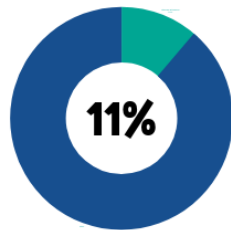
of Dayton's startup community.



Minority  
Entrepreneurs



Women  
Entrepreneurs



Veteran  
Entrepreneurs

**164**

## JOBS CREATED

by ESP clients since 2017.

**253**

## STORIES

written on Dayton's startup community and shared on Dayton Tech Guide since 2016.



**\$26M**

## CAPITAL

capital raised by Dayton entrepreneurs since 2015.



**80**

## IDEAS

pitched at Early Risers.

**\$5.5M**

## NEW PRODUCT SALES

for ESP clients since the program.

**133**

## STORIES

on Dayton startups in national publications since 2016.



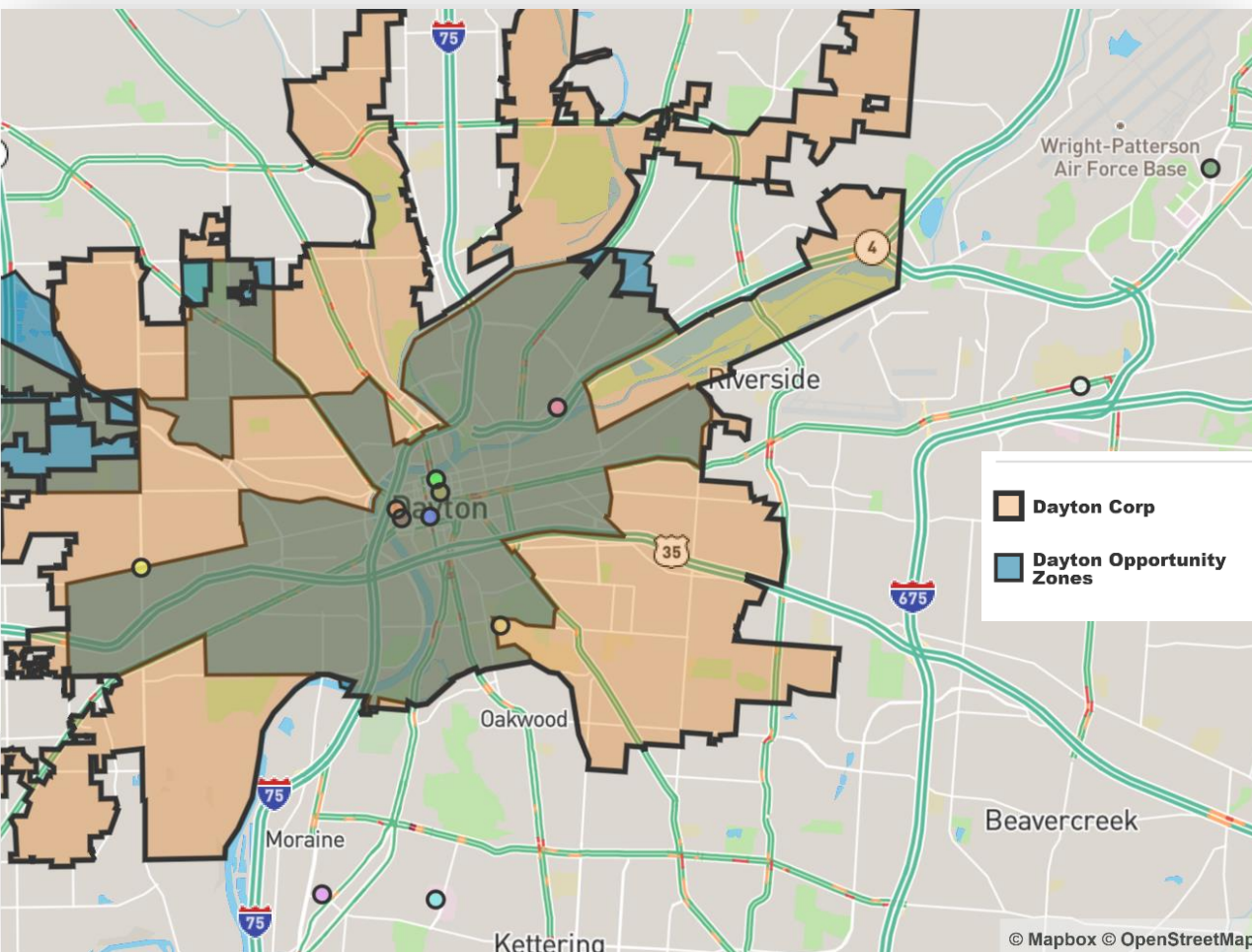
Source: The Entrepreneur Center

*Dayton has always had a vibrant entrepreneurial ecosystem. Today is no different.*



# Major Employers

Of the 15 largest employers in the Dayton Region, eight are located in the Dayton city limits. All eight are also located either inside of or immediately adjacent to Dayton's Opportunity Zones.



Map Point	Dayton Region Largest Employers	2018 Local Employees
	Wright-Patterson Air Force Base	28,000
	Premier Health	12,138
	Kettering Health Network	8,909
	Montgomery County	4,366
	Sinclair Community College	3,085
	University of Dayton	3,028
	LexisNexis	3,000
	Dayton Children's Hospital	2,974
	CareSource	2,800
	Dayton VA Medical Center	2,403
	Mercy Health - Springfield	2,375
	Wright State University	2,308
	Fuyao Glass America	2,100
	Dayton Public Schools	2,062
	Assurant, Inc.	1,970

Source: Dayton Business Journal

## Wright-Patterson Air Force Base is:

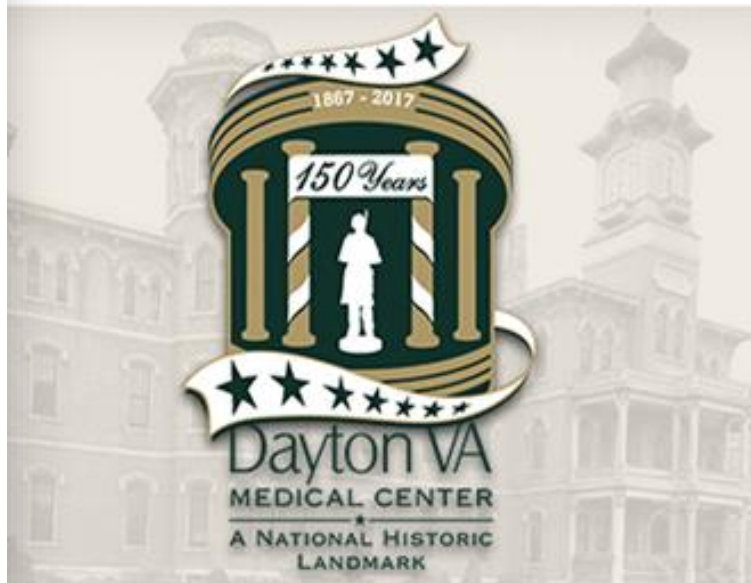
- The largest employer in the region; largest single-site employer in the state of Ohio
- The headquarters for a vast, global logistics system, and is the foremost acquisition and development center for the US Air Force
- Comparable to a medium-sized city, and located minutes from the city.

# Healthcare in Dayton

Dayton has unique advantages for companies looking to scale their healthcare research and development operations.

- By 2026, U.S. spending per capita on health care is expected to grow by 44%. \*
- There are five hospitals in the greater downtown, and over a dozen more in the region.
- Dayton's robust medical services sector is complemented by the human sciences research conducted at the region's universities and Wright-Patterson Air Force Base.
- Dayton's health care and health research industries are poised for growth.

\*Source: Kaiser Family Foundation







# Dayton's Community Amenities

© Andy Snow

## Cultural Amenities

Known around the country for its support of the arts, the region's selection of music, dance, theater, and visual arts are among the finest in the Midwest.

### Major Dayton Acts:

- The Dayton Ballet
- The Dayton Opera
- Dayton Contemporary Dance Company
- Dayton Philharmonic Orchestra
- Human Race Theatre Company

### Major Arts Venues:

- **The Victoria Theatre:** open since 1866, one of the oldest continually-operated theaters in North America.
- **The Schuster Performing Arts Center:** flagship venue and frequent stop for national shows.
- **The Loft Theatre:** intimate space, home to the Human Race Theatre Company.
- **The Dayton Art Institute:** stunning collection of 26,000 renowned works spanning more than 5,000 years of art history.



## Recreational Amenities

- Extensive network of trails and amenities have earned Dayton recognition by the League of American Bicyclists and Bicycling Magazine as one of the top cities in the nation for supporting bicyclists.
- Dayton's rivers have long been a hotspot for kayaking and canoeing. There are whitewater options or leisurely cruises, as well as several boating groups and clubs.
- The Five Rivers MetroParks system maintains numerous parks, trails and conservation areas as well as the 2<sup>nd</sup> Street Market downtown, where local artisans, chefs and farmers gather several days a week to sell their authentic local fare.

# The Dayton Region's Education Assets

## Dayton Metro Library:

- 19 branch locations across Montgomery County.
- Access to academic databases, meeting spaces, voter registration, linkages to workforce development programs and more.
- Systemwide facilities upgrade in progress, made possible by a \$187 million bond issue. Several of the upgraded and new facilities are in Dayton Opportunity Zones.



© AndySnow



## Higher Education:

- The Dayton region is home to more than a dozen institutions of higher education.
- The University of Dayton and Wright State University have distinguished themselves as high quality research universities that provide the local economy with thousands of highly-qualified graduates in numerous fields ranging from engineering to medicine.
- Sinclair Community College, located in Downtown Dayton, is one of the largest community colleges in the country.
- In total, there are more than 75,000 college students across the region.



# Dayton's Community Advantages

## Dayton Water:

- Dayton is home to one of the country's largest natural underground aquifers: the 1.5 trillion-gallon Great Miami Buried Valley Aquifer.
- In a review of 66 local jurisdictions, Dayton's water costs an average of 25% less per month<sup>1</sup>

## Dayton Logistics:

Dayton is ideally located for quick and easy access to people and places across the nation and around the globe.

- A collection of multi-modal infrastructure points are located within three miles of each other including:
  - The interchange of Interstates 70 & 75
  - Dayton International Airport with a dedicated freight runway and on-site warehouse
  - Foreign Trade Zone with tariff and duty exemptions
  - CSX and Norfolk Southern freight rail lines with direct shipping port access
- The Dayton International Airport is a growing regional logistics hub. Recent investments by Spectrum Brands, Chewy and others are on track to create more than 2,500 jobs by the end of 2019.

<sup>1</sup>Source: City of Oakwood, City of Dayton Department of Water



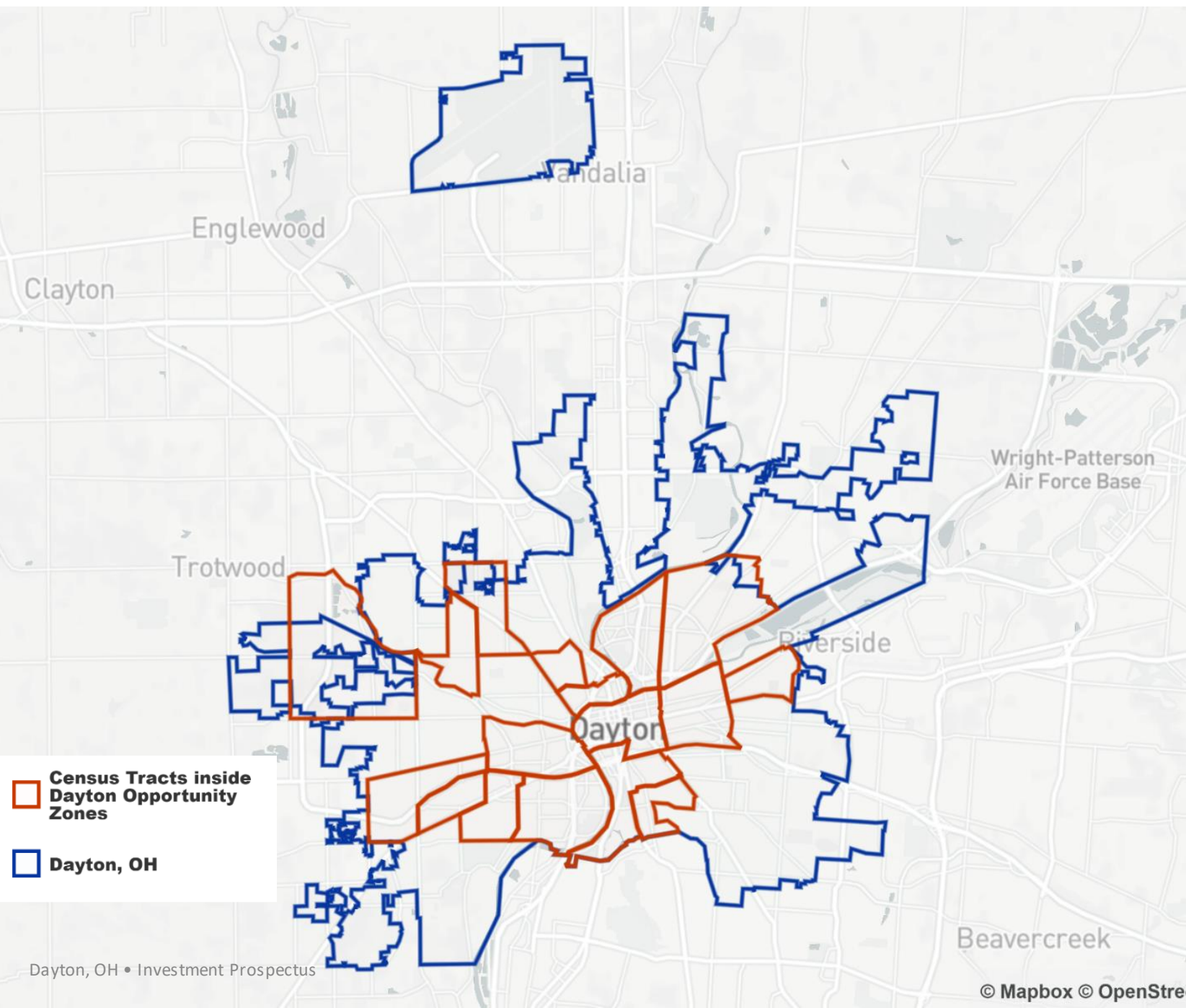
© Andy Snow



# Dayton Opportunity Zones

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# Opportunity Zones in Context



**52,226**  
O-Zone  
Population

**141,143**  
Dayton Population

**37%**  
of the Population

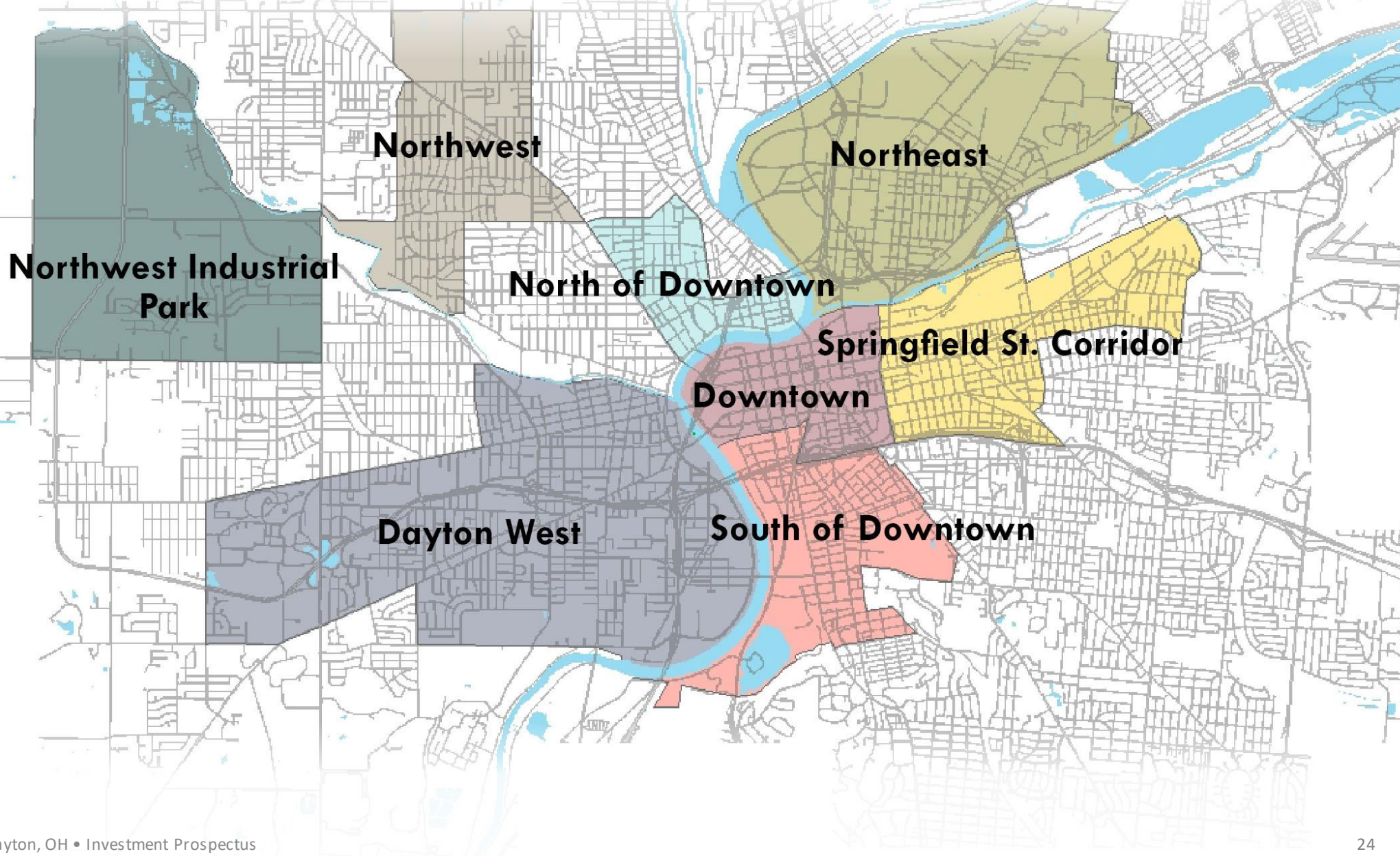
**17**  
Opportunity  
Zone Tracts

**50**  
Dayton Tracts

**34%**  
of Tracts,  
or  
**40%**  
of City Geography



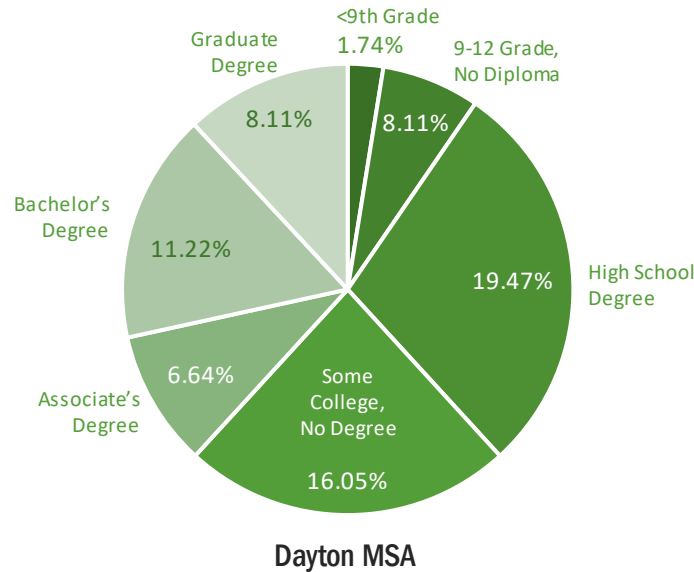
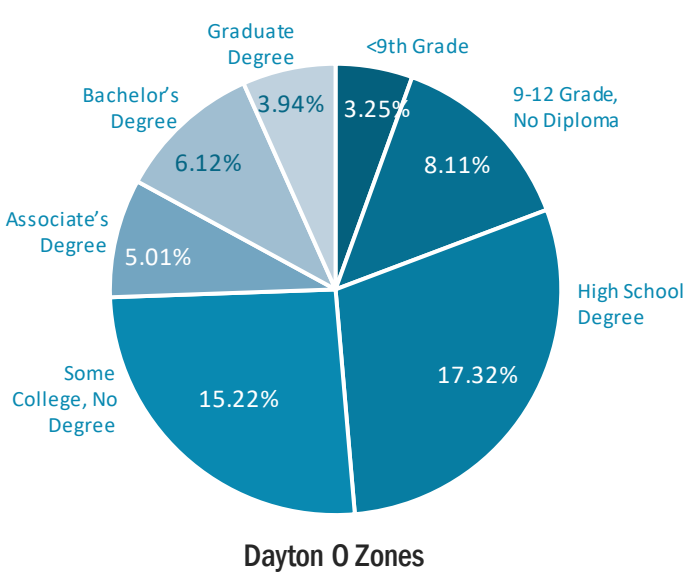
*Dayton's Opportunity Zones are divided into 8 distinct geographies, each with its own unique character and potential.*



# Opportunity Zones in Context

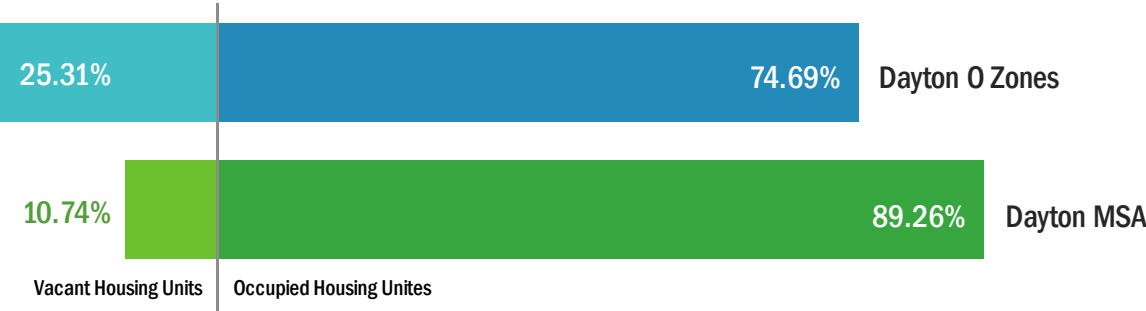
## Educational Attainment

mySidewalk.com • Source: US Census 2013-2017 ACS



## Vacant vs. Occupied Housing Units

mySidewalk.com • Source: US Census 2013-2017 ACS



Dayton's Opportunity Zones  
Include  
Areas with High  
Socio-economic  
Need

Median  
Household Income  
**\$26,705**      **\$56,124**  
0 Zones      Dayton MSA

People Below  
Poverty Level  
**34.58%**      **15.15%**  
0 Zones      Dayton MSA

Unemployment  
Rate  
**6.27%**      **3.54%**  
0 Zones      Dayton MSA





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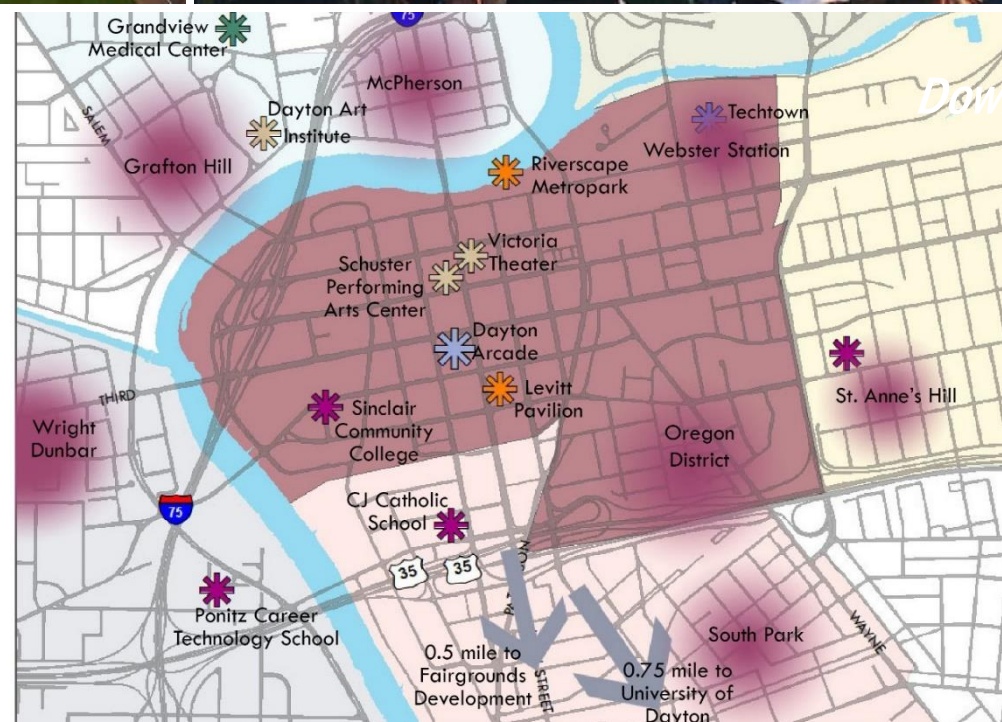


## Downtown: Arts and Innovation



### The Assets:

- **CareSource:** one of nation's largest managed Medicaid providers, headquartered downtown with a second office tower scheduled to open in 2019.
- **Fifth Third Field:** home to Dayton Dragons baseball team, who hold the record for most consecutive sold-out games in professional sports history.
- **Water Street Development:** near Fifth Third Field, development of new commercial space, 350 new housing units, and a new hotel since opening in 2016.
- **The Schuster Performing Arts Center & Victoria Theater:** nationally-renowned performing arts institutions.
- **The Levitt Pavilion:** completed in 2018, brings thousands of people downtown for concerts.



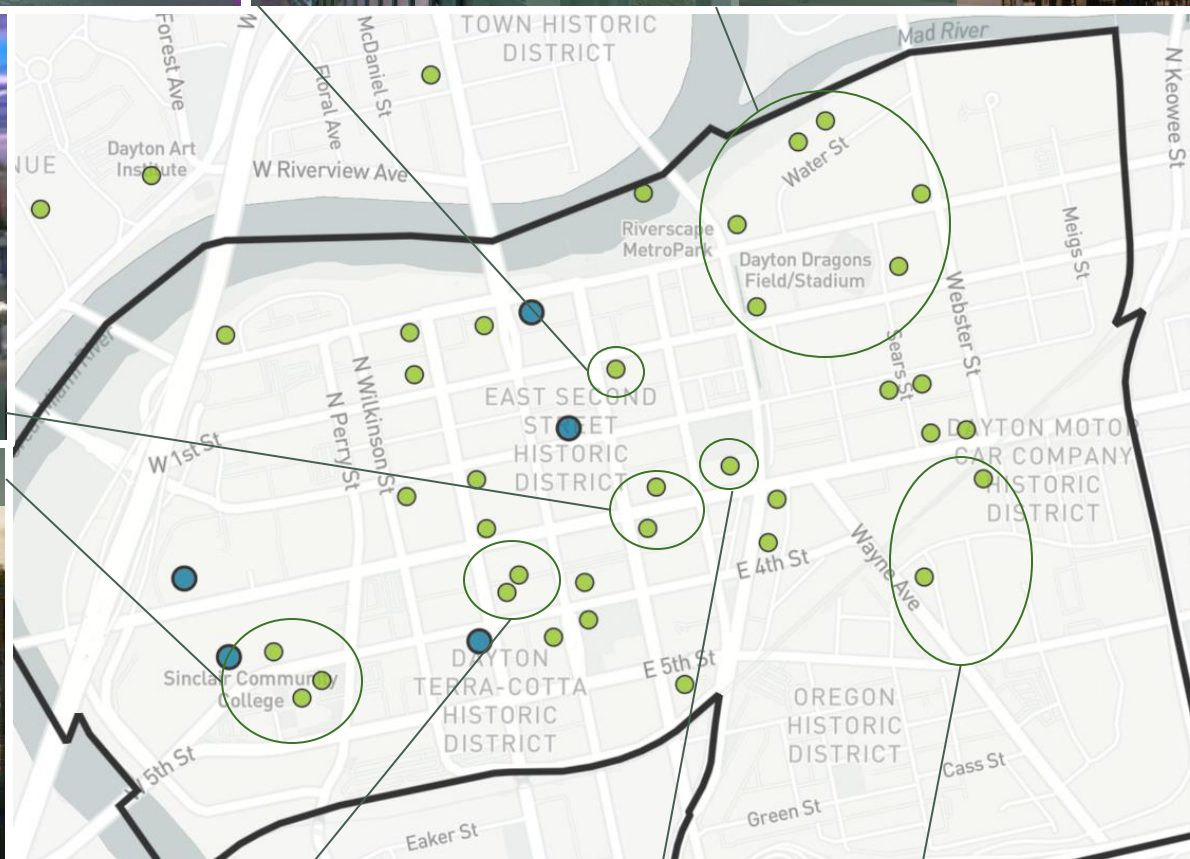
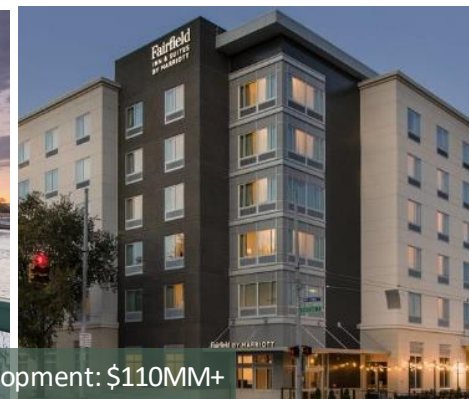
### Key Facts:

- **Largest Employers:** Premier Health, CareSource, Montgomery County, Sinclair Community College, Dayton Public Schools, City of Dayton
- **Major Industries:** Healthcare, Insurance, Government
- **Close To:** University of Dayton, Miami Valley Hospital
- **Other Assets/Draws:** Riverscape MetroPark, Sinclair Community College, The Historic Oregon District

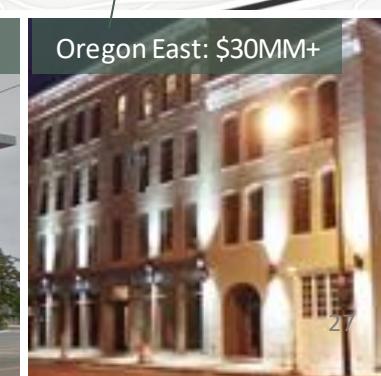
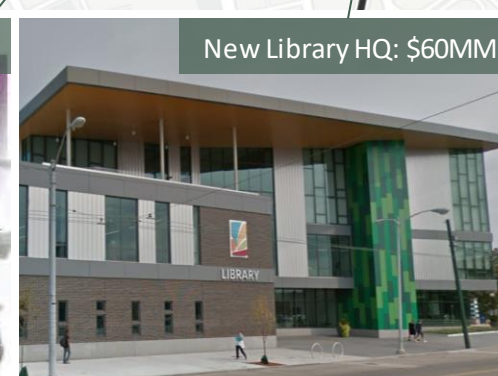
Year	Population
2010 Census	2,349
2018 EOY <u>Estimate</u>	3,190



# Downtown: Invest in Momentum



- Opportunity Zones - Downtown
- Completed, Announced and Underway Development Projects
- Largest Employers





# Downtown: Opportunities in Motion

## Main Street - Dayton's Vibrant Learn/Live/Work/Play/Create Corridor

- Main Street transitioning from a 5 day/week office park to an 18 hour/day mixed-use center of economic activity.
- Investments are catalyzing the reactivation of 3 million square feet of former office buildings:
  - Half is in historic buildings that are being converted into residences, hotels, and an innovation hub.
  - Modern office buildings are being repositioned for startups and small businesses.
- The street level is transitioning into pop-up businesses, arts venues, dining and drinking establishments.
- The Levitt Pavilion to host at least 50 free concerts in 2019.
- Redevelopment of the Historic Fire Blocks District is underway, with construction ramping up in 2019.
- Downtown will become the largest Historic District in the state in 2019, providing opportunity for hundreds of thousands of square feet of underutilized space to access State and Federal Historic Tax Credits for their repositioning.



## The Opportunities:

- Several legacy towers remain under-utilized downtown, each poised for redevelopment into residential, commercial, retail, hotel or restaurant space.
- Historic designation is currently pending, which will make 95 more structures eligible for project financing incentives.
- Invest near the historic Dayton Arcade, whose \$95 million transformative reuse will catalyze further development south of Third Street.
- Invest in a downtown startup in the healthcare or aerospace field, with industry partners and workforce close at hand.
- Invest in bringing new amenities to downtown's many visitors.



## Reactivating Main Street – Living Office Park

Expand Economic Activity – Reactivate  
3M Square Feet

- 1. South Main Corridor**  
*Completed/Pre-Closing:*
  - a) **Levitt Pavilion at Dave Hall Plaza**
  - b) **Arcade Innovation Hub**
  - c) Fire Blocks
- 2. Pre-Development Analytics & Planning:**
  - a) Center City Building
  - b) Third National Bank Building
  - c) Fidelity Block
  - d) Patterson Commons
- 3. Active and Connect:**
  - a) CareSource 1
  - b) Premier Tower
  - c) CareSource 2
- 4. North Main Street Corridor:**
  - a) **Arts Cluster**
  - b) **Greater Courthouse Square**



# Downtown: Opportunities in Motion

## The Dayton Arcade

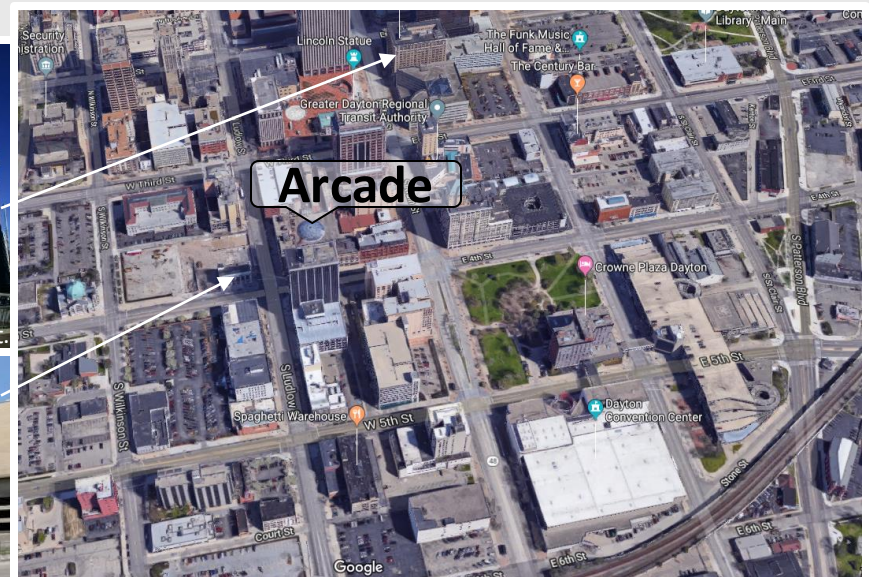
- Phase 1: \$90MM
- The first phase of restoration of the iconic 9-building Arcade complex is underway, scheduled to reopen in 2020 as the hub for the emerging downtown innovation ecosystem.
  - A 90,000 square foot innovation hub will be anchored by the University of Dayton and The Entrepreneurs Center.
  - The breathtaking 3-story sunlit rotunda will house community event space with daily programming adjacent to local visual arts organizations, a brewhouse, restaurants and coffee shops.
- The Dayton Arcade is *one of the most catalytic projects in the country*. Its restoration and reopening will set the stage for the next phase in Downtown Dayton's remarkable resurgence.



## Capitalizing on the Arcade

- Downtown Dayton will become the *largest Historic District in the state* in 2019, providing opportunity for nearly a hundred buildings and hundreds of thousands of square feet of underutilized space to access State and Federal Historic Tax Credits for their repositioning.
- The blocks adjacent to and surrounding the Arcade feature some of the most iconic and historic urban architecture in the Midwest.
- These buildings, like the Arcade, are poised for catalytic rebirth.

### Example Opportunities:





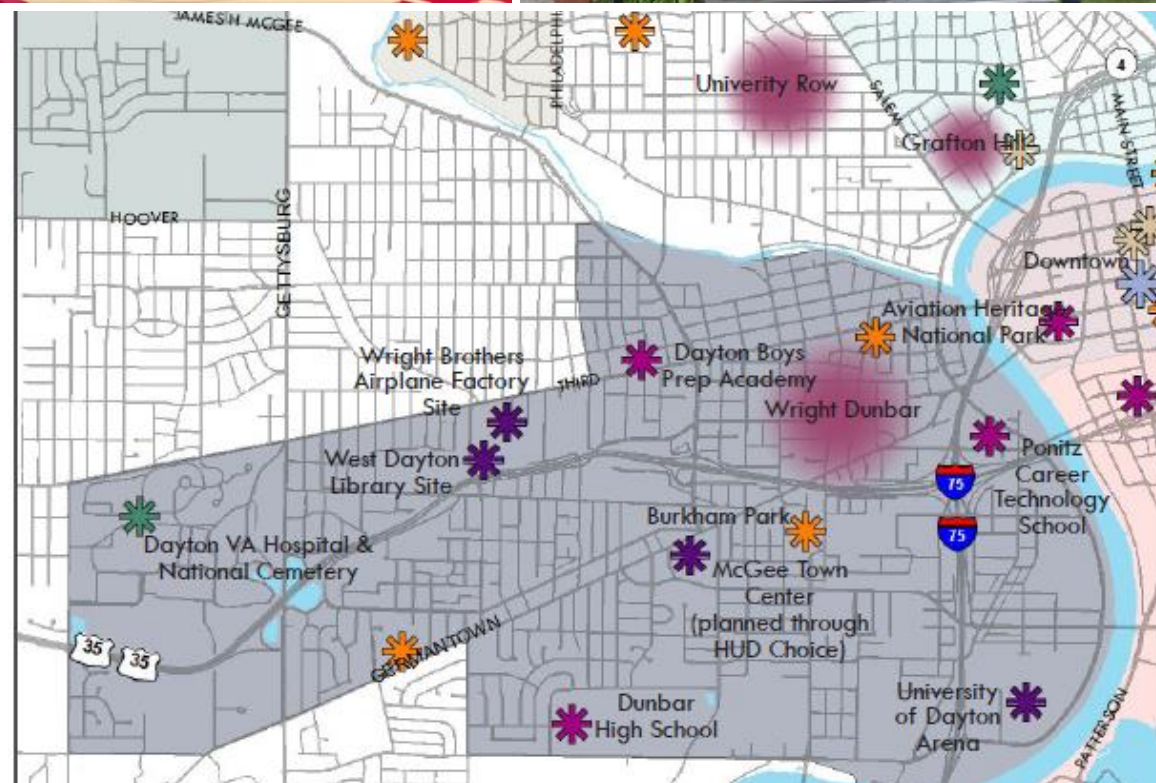


## Dayton West: History and Rebirth



### The Assets:

- An abundance of history, character and charm.
- The Wright Brothers bicycle shop and Aviation Heritage National Park.
- The home of poet Paul Laurence Dunbar.
- Dayton VA Medical Center and National Cemetery.
- Miami Chapel, neighborhood recipient of a HUD Choice planning grant.
- The original Wright Airplane Factory.
- University of Dayton Arena.
- Wright-Dunbar Historic Neighborhood and Commercial District.

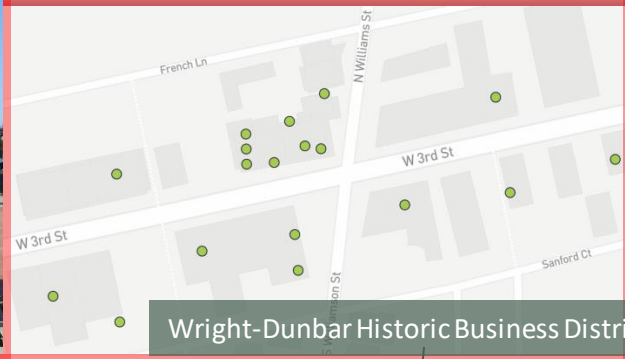


### Key Facts:

- **Population:** 10,801
- **Largest Employer:** Dayton VA Medical Center
- **Major Industries:** Healthcare, Government
- **Close to:** Downtown, Grandview Hospital, major regional and national transit lines



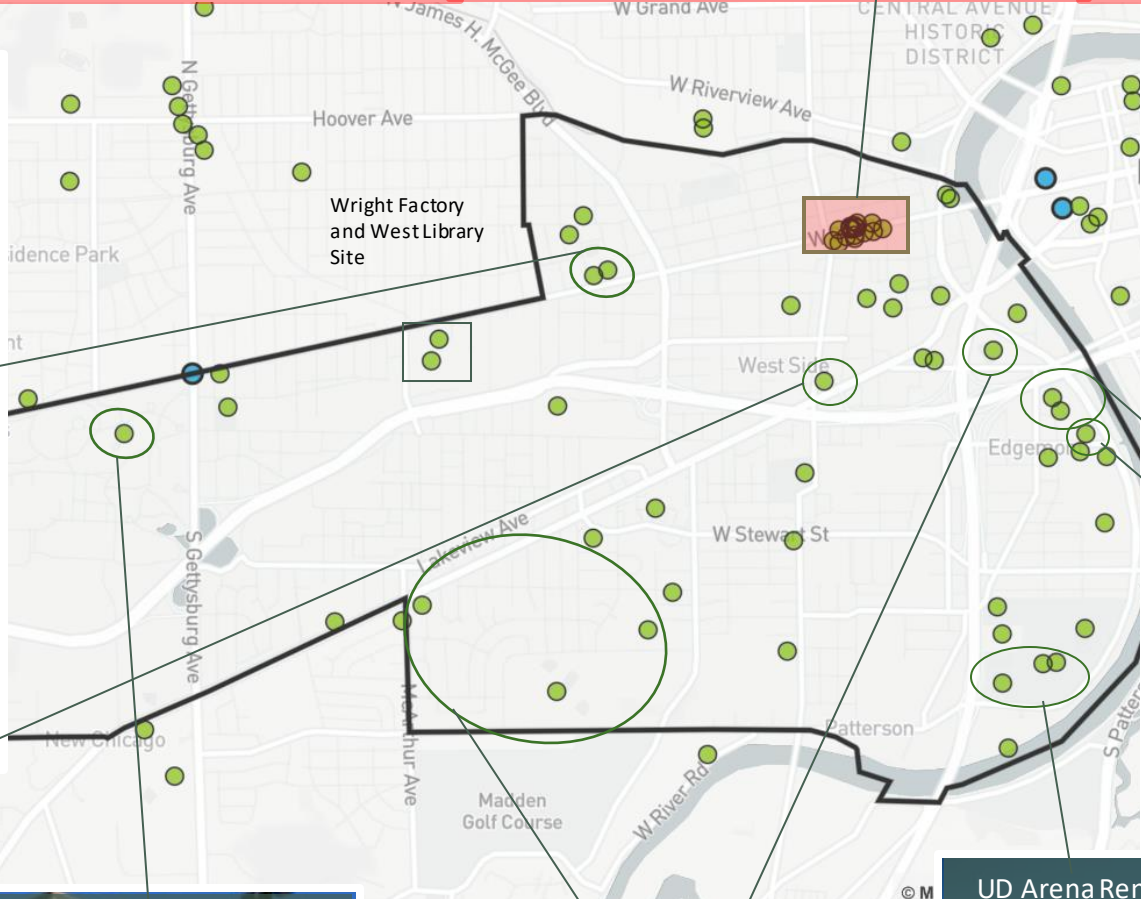
# Dayton West: Invest in Momentum



Wright-Dunbar Historic Business District: \$33MM



Boys Academy + Rec Center: \$22MM



Elizabeth Place Medical Center: \$25MM



Kindred Hospital: \$35MM



Germantown Village \$11.5MM+

- Opportunity Zones - Dayton West
- Completed, Announced and Underway Development Projects
- Largest Employers



Dayton VA: \$130MM+



Dayton Public Schools: \$80MM

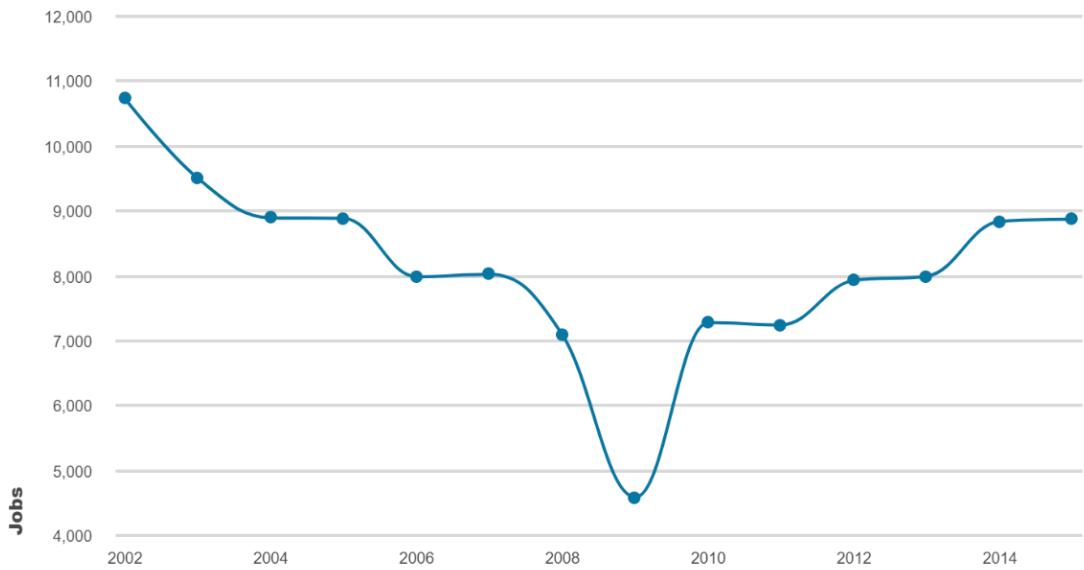


UD Arena Renovations: \$51MM+

# Dayton West: A Deeper Dive

## Number of Jobs

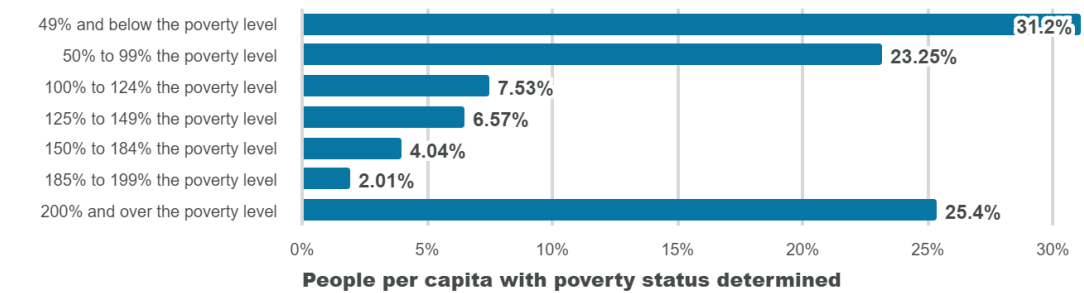
mySidewalk.com • Source: LODS Version 7.3



Opportunity Zones - Dayton West

## Income to Poverty Ratio

mySidewalk.com • Source: US Census 2013-2017 ACS



Opportunity Zones - Dayton West



Wright-Dunbar has compelling mixed-use opportunities.



Many significant buildings are available for commercial reuse

## The Opportunities:

- Part of the Dayton West area has been designated for a HUD Choice Communities Planning Grant, with an Implementation Grant application to follow.
- Wright Factory site has been acquired by the City of Dayton to facilitate catalytic redevelopment.
- Primary transportation corridors, major educational, recreational, and medical facilities anchor the district.
- An abundance of development-ready sites perfect for historical repurposing, industrial, commercial or residential uses .
- The Wright-Dunbar Historic neighborhood comprises a commercial corridor poised for catalytic rebirth, within view of the booming downtown.

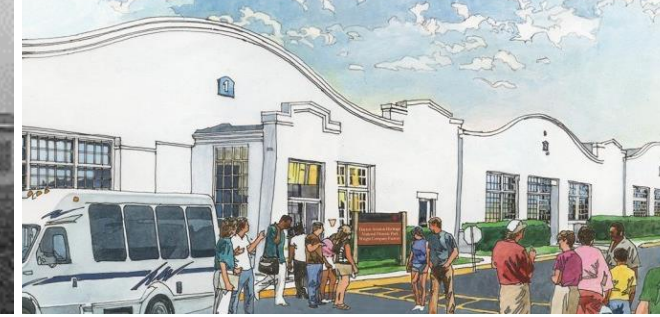




## Dayton West: Opportunities in Motion

### Renew Miami Chapel

Dayton's Choice Neighborhood Plan is the result of a two-year community engagement process in which residents designed a plan to improve their community. Over \$1 million is currently being invested to improve neighborhood infrastructure and transportation access while the plan's most ambitious goals are to replace antiquated public housing with 250 units of affordable, mixed income housing in this revitalized community two miles west of Dayton's thriving downtown.



### Wright Factory Site

Home to the original Wright Brothers factory, the first in America built for the purpose of manufacturing airplanes. This historic project encompasses 52 acres and will include a new \$10 million branch library. In partnership with the National Aviation Heritage Alliance, which plans to contribute \$1 million to restoration of the original factory buildings into a museum, the new development sets the stage for reimagining the site as an educational and entrepreneurial campus connecting future inventions and innovations in economically-challenged West Dayton to the entrepreneurial spirit and ingenuity of the past.



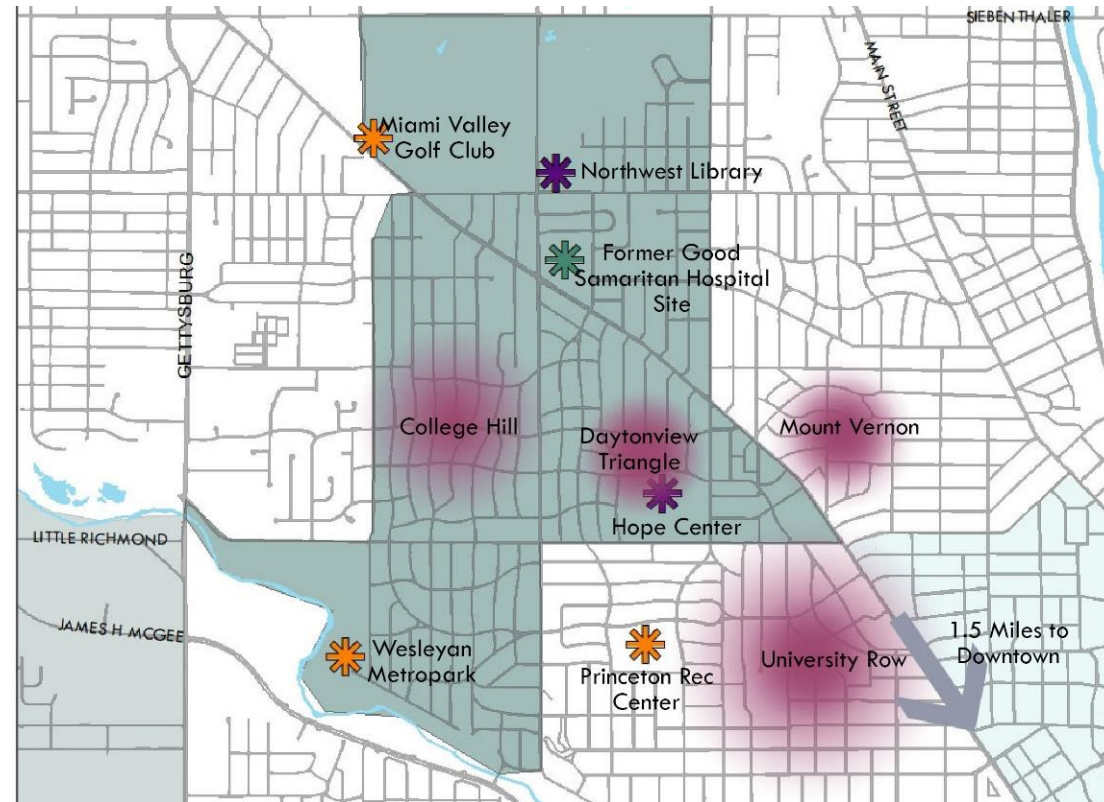


# Northwest: Architecture and Opportunity



## The Assets:

- **Easy Access:** (Salem Ave., Philadelphia Ave., Cornell Dr., and Hillcrest Ave.) transport hundreds of thousands of people each year from across the region.
- **The Miami Valley Country Club:** a historic golf course designed by renowned designer Donald Ross.
- **Dayton Metro Library:** new major investment in the Northwest branch
- **Historic Homes:** made up of several historically significant neighborhoods, this zone is home to compelling residential architecture
- **“Phoenix Project”:** a 15-year, \$65MM investment, resulting in new housing, opening of Five Rivers Health Center and Salem Avenue Gateway expansion.



## Key Facts:

- **Population:** 8,086
- **Major Employers:** Dayton Public Schools, Dayton Metro Library
- **Major Industries:** Education, Healthcare
- **Close to:** Major thoroughfares for regional access, Downtown, Grandview Hospital
- **Other Assets/Draws:** Excellent housing stock, tight-knit neighborhoods



# Northwest: Invest in Momentum

- Opportunity Zones - Northwest
- Completed, Announced and Underway Development Projects



Fairview Elementary School: \$12MM

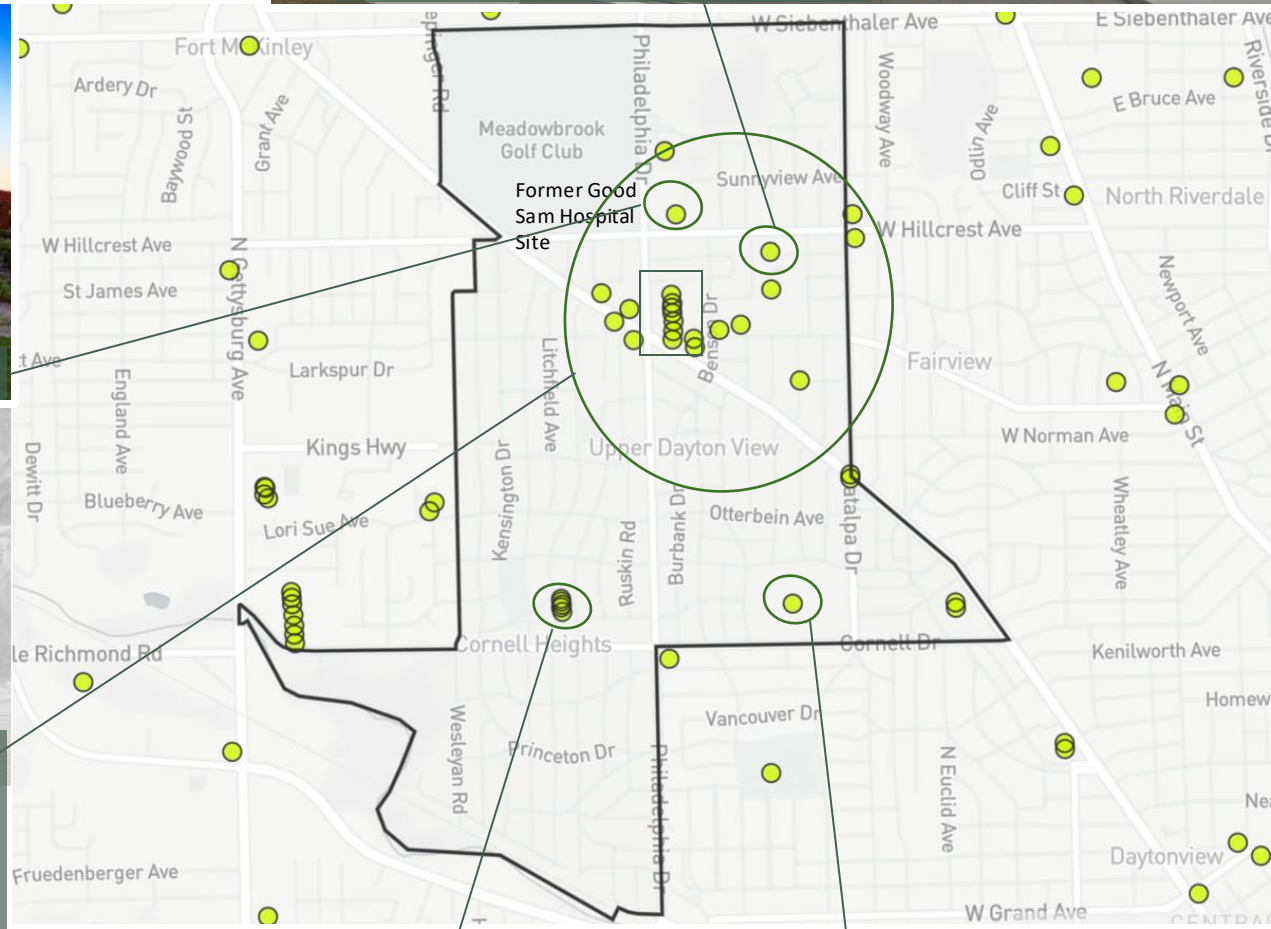


Northwest Library: \$11.5MM



**Phoenix Next**  
shaping investment and reuse

- Area of Phoenix Project: \$60MM+
- Public and Private Investment
  - Strong opportunity for new partners with impending reuse of Good Sam Site



Mary Scott Nursing Center: \$1.7MM+



Proposed Hope Center: \$10MM

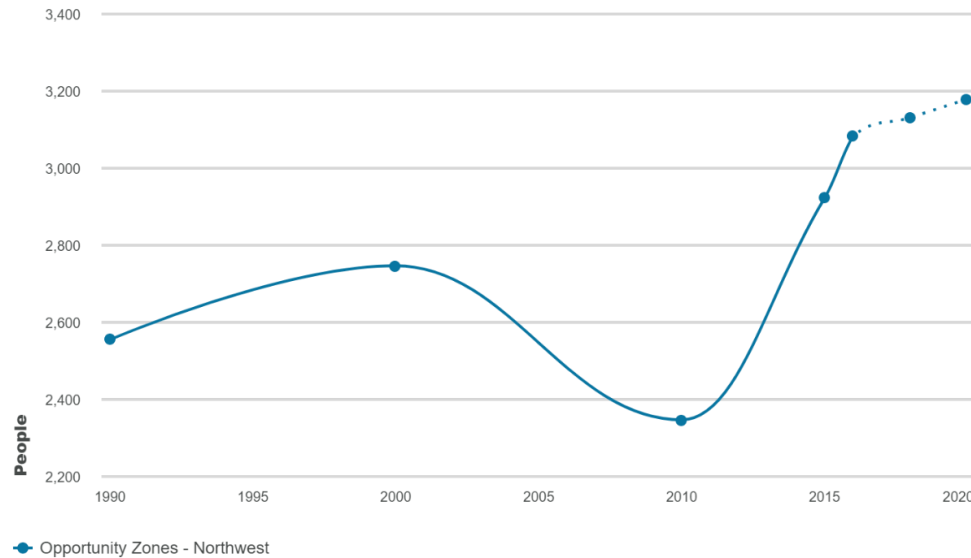




# Northwest: A Deeper Dive

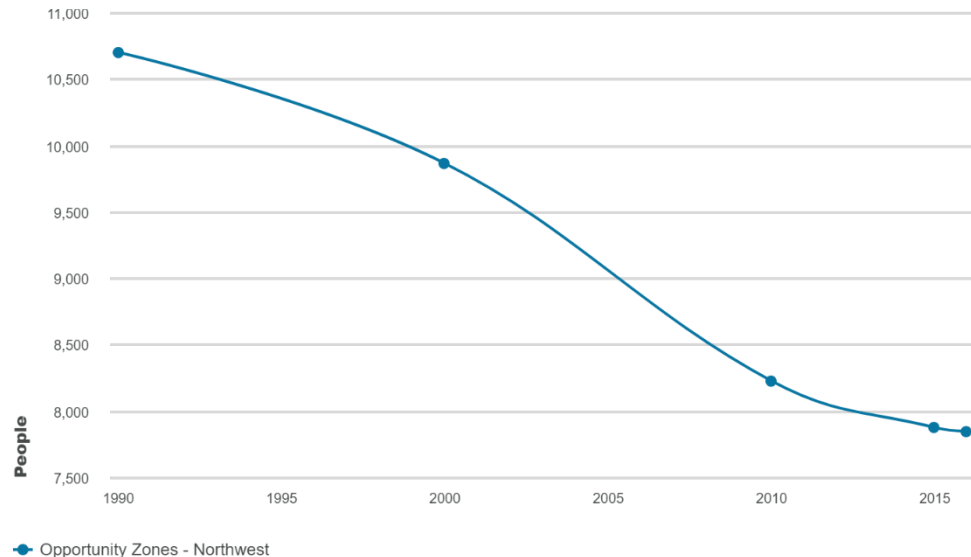
## Participation in Labor Force

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2017; US Census 2013-2017 ACS



## Total Population

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2017; US Census 2000; US Census 2010; US Census 2013-2017 ACS



*A Vision for redevelopment of Good Samaritan Hospital*

## The Opportunities:

- The Omega Community Development Corporation is raising funds to build “The Hope Center,” a community health, education and workforce development facility.
- The site of the former Good Samaritan Hospital, closed in 2018, presents a unique redevelopment opportunity for commercial, medical, residential or mixed use on a large site just 1.5 miles from downtown.
- Invest in commercial or retail reuse along these major commuter corridors surrounded by densely populated neighborhoods.
- Invest in repositioning premier, sought-after housing stock close to a booming downtown.
- Invest in Phoenix Next, the next phase of the successful Phoenix Project.





Miami Valley Hospital



University of Dayton

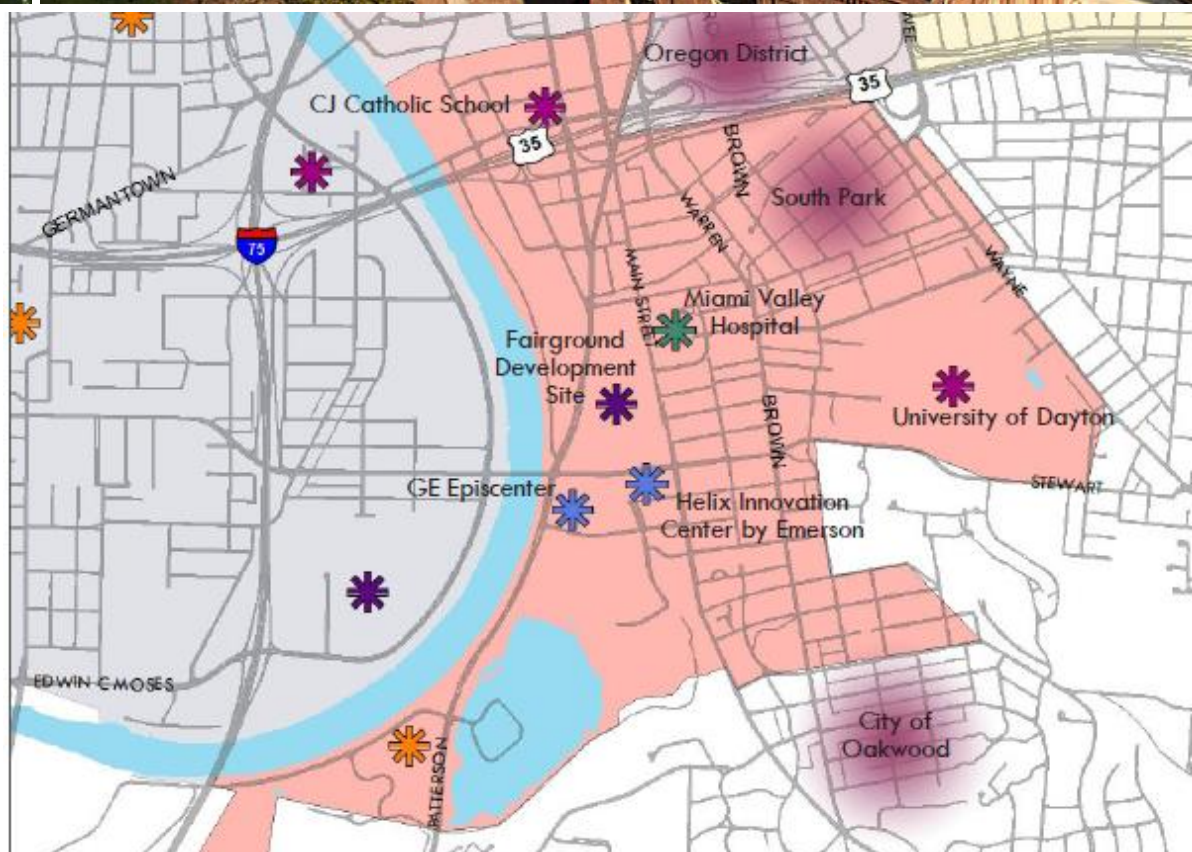
## South of Downtown: Imagination District

### The Assets:

- Miami Valley Hospital.
- The University of Dayton.
- Goodwill Easter Seals.
- Historic South Park, currently the city's largest Historic District.
- The area has seen extensive development along Brown St. and Wayne Ave. and is poised for more.

### Key Facts:

- **Population:** 8,028
- **Largest Employers:** Miami Valley Hospital, University of Dayton
- **Major Industries:** Healthcare, Education
- **Close to:** Downtown, Wright-Dunbar Historic District, University of Dayton, Oregon Arts and Entertainment District
- **Other Assets/Draws:** Carillon Historical Park, Woodland Cemetery and Arboretum





# South of Downtown: Investment in Momentum

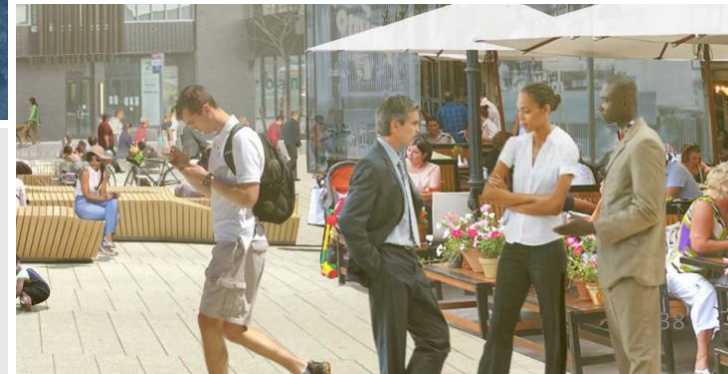


## Dayton's Imagination District

The 38-acre former Fairgrounds property, owned by a partnership between the University of Dayton and Premier Health, is envisioned as a mixed-use, technology-oriented hub.

### The current vision includes:

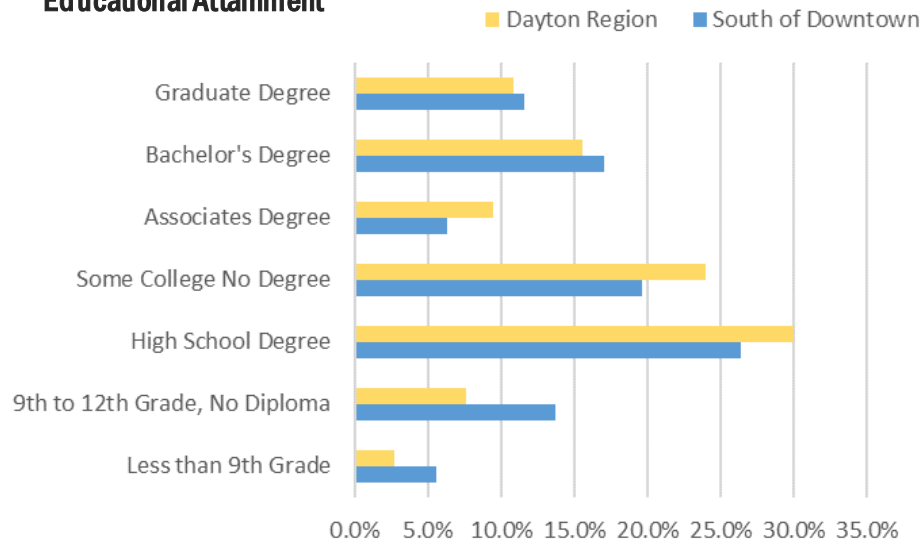
- Up to 1,200 new mixed-income residential units
- Additional Commercial, retail and recreational space
- Urban agriculture infrastructure on building rooftops
- 2,000 additional structure parking spaces
- Emerging mobility technology in the form of an autonomous shuttle
- Repurposing the historic roundhouse to preserve an important part of the city's history





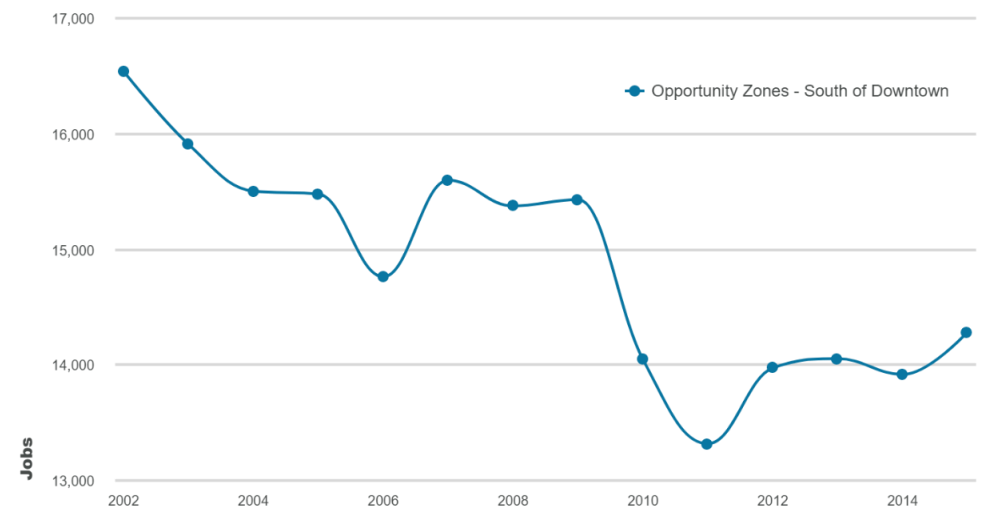
# South of Downtown: A Deeper Dive

## Educational Attainment



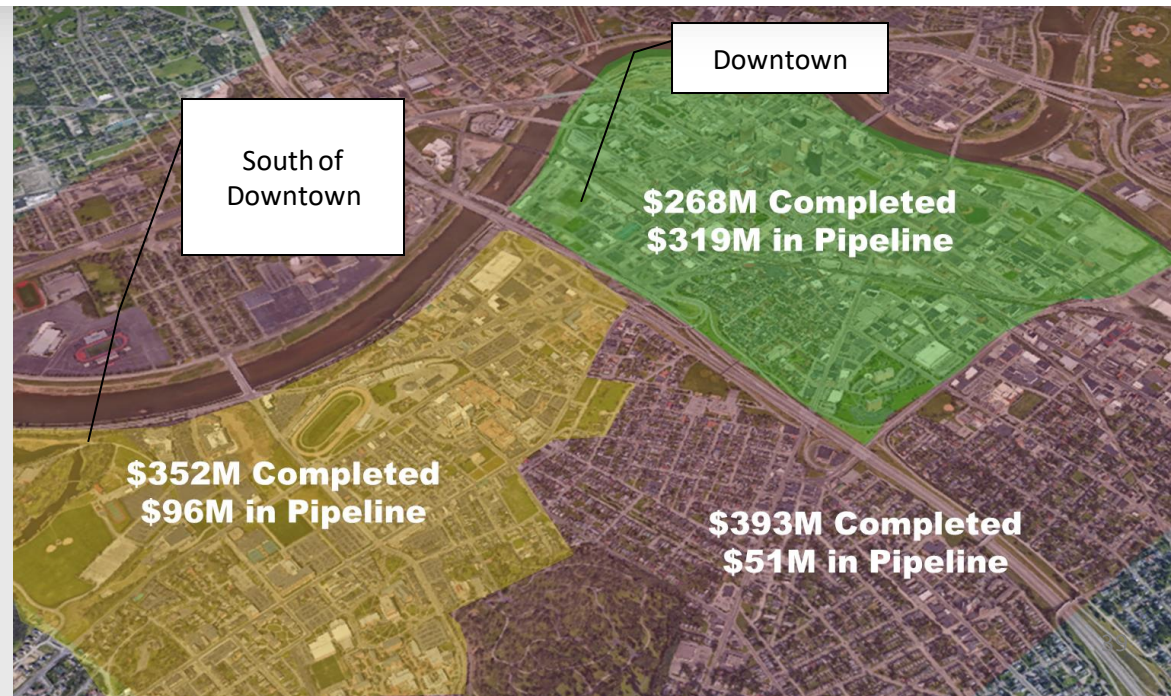
## Number of Jobs

mySidewalk.com • Source: LODES Version 7.3



## The Opportunities:

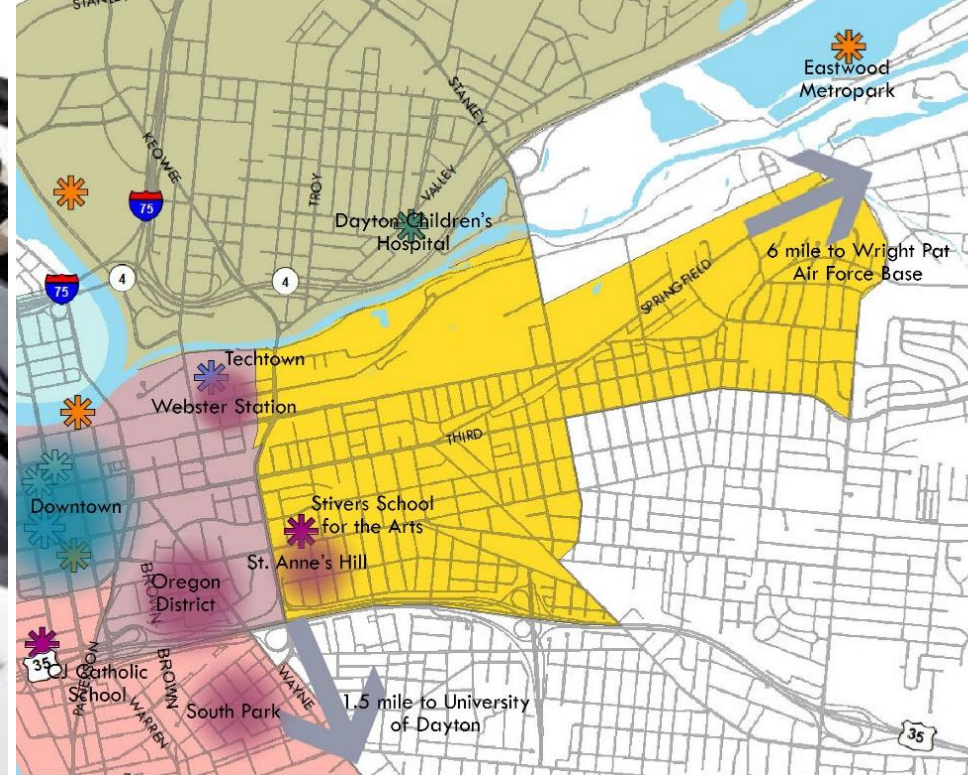
- Additional development-ready property lies adjacent to the Fairgrounds site.
- Invest in student amenities near campus, or housing for medical staff.
- Invest in a startup that leverages the research strength of nearby institutions.







## Springfield Street Corridor: The Aerospace Hub



### The Assets:

- The Springfield Street corridor is Dayton's gateway between the Downtown Innovation District and Wright-Patterson Air Force Base.
- The corridor includes a substantial cluster of advanced manufacturing technology companies.
- Today, part of the City of Dayton's asset-based investment and development strategy is focused on growing these important high-tech, wealth-generating industries.
- Springfield Street is slated for a \$6 Million infrastructure rehabilitation project.

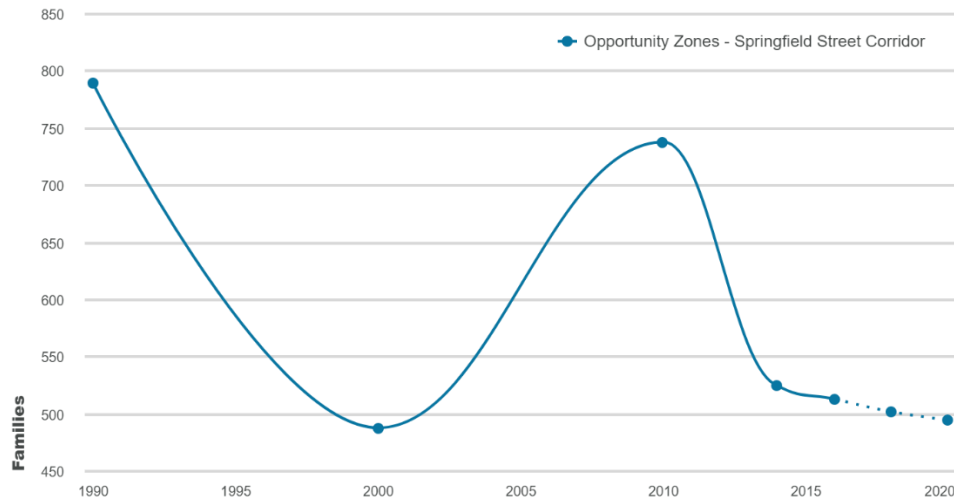
### Key Facts:

- **Population:** 7,600
- **Largest Employers:** TechMetals, Flowserve, Dayton Forging and Heat Training, Mechanical Systems of Dayton, Alro Steel, Bitec
- **Major Industries:** Aerospace, Advanced Manufacturing
- **Close to:** Wright-Patterson Air Force Base, Downtown Dayton, Dayton Children's Hospital
- **Other Assets/Draws:** Historic Huffman Neighborhood, Historic St. Anne's Hill Neighborhood, recreation paths along the Mad River, Gateway including Eastwood Lake and MetroPark

# Springfield Street Corridor: A Deeper Dive

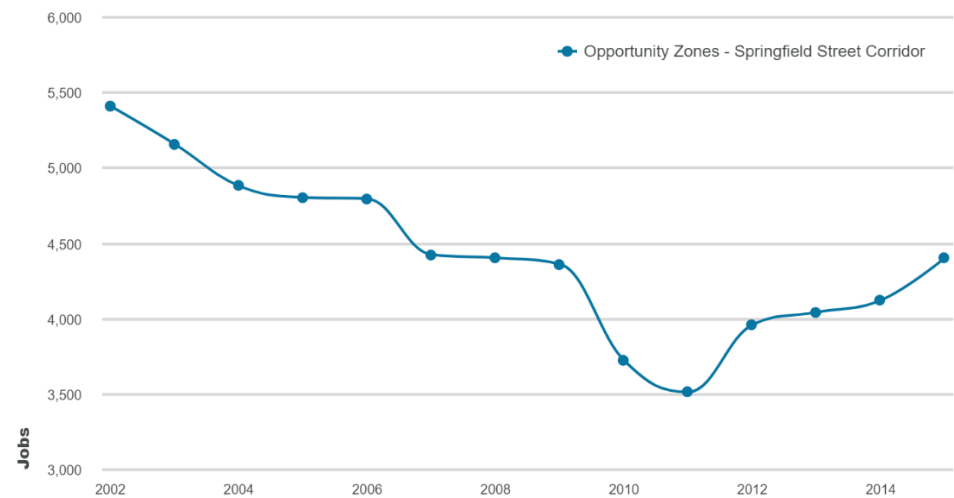
## Families Below Poverty Level

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2016; US Census 2012-2016 ACS



## Job Count

mySidewalk.com • Source: LODS Version 7.3



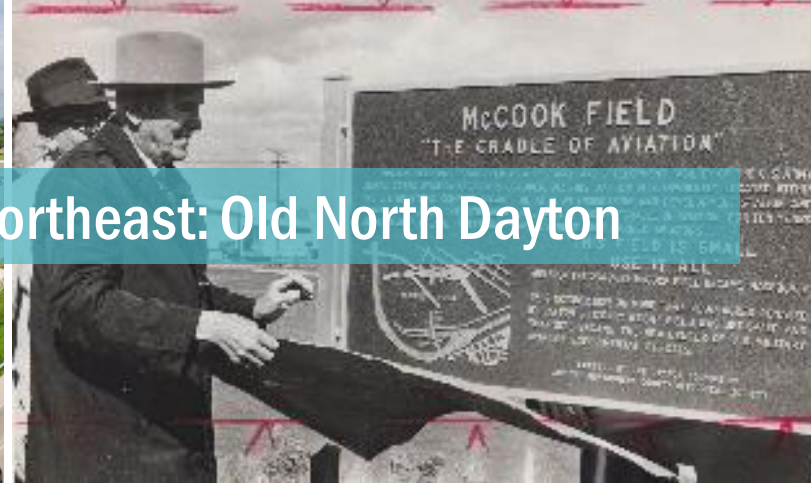
## The Opportunities:

- The Corridor has many underutilized buildings that can be repurposed into manufacturing, distribution, or research facilities.
- Redevelopment in several of the corridor's rising neighborhoods could include opportunities for residential, commercial, and mixed-use projects.
- Invest in a growing high-tech firm with positioning for major Air Force contracts.



- Recent Investments in this area have led to job creation and reductions in the number of families below the poverty level.
- The area is home to several historic neighborhoods with very active community programming.

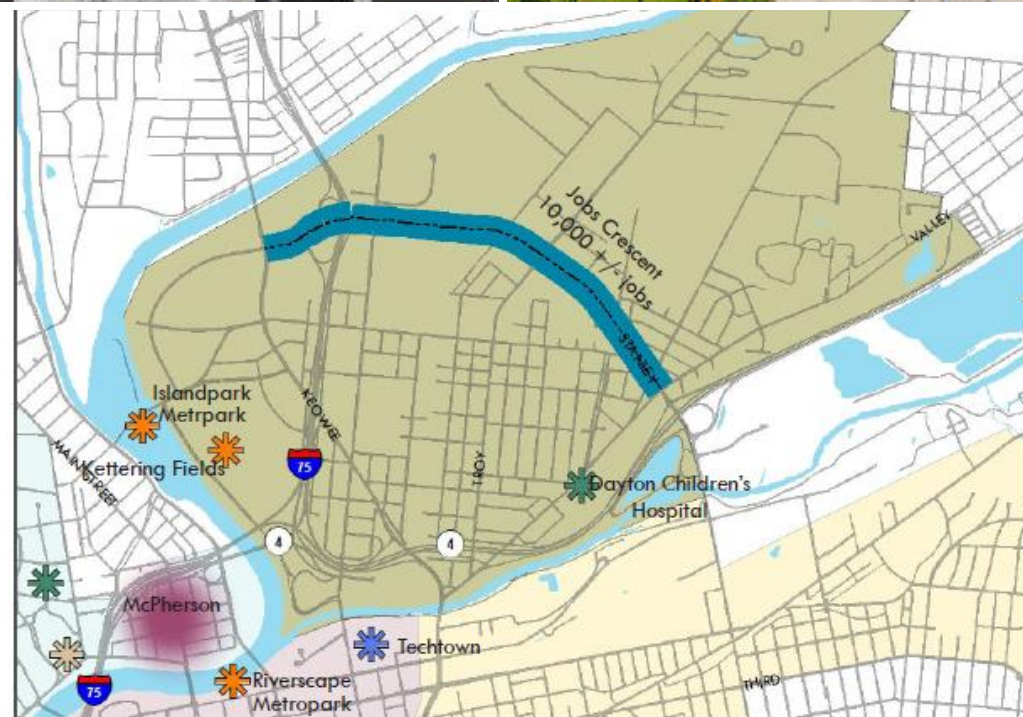




## Northeast: Old North Dayton

### The Assets:

- **Dayton Children's Hospital:** recently completed new patient tower, a \$150MM investment, adding 260,000 square ft. of space, raising number of licensed beds to 171.
- **Historic McCook Field:** once home to the precursor to Wright-Patterson Air Force Base, is now home to approx. 10,000 jobs focused in advanced manufacturing.
- **The Salvation Army's Kroc Center:** opened May 2010, represents a \$40MM investment.
- **Cultural and Commercial Vibrancy:** the benefit of recent immigration, and growing populations of Latinos and Ahiska Turks can be seen in the variety of successful small businesses.



### Key Facts:

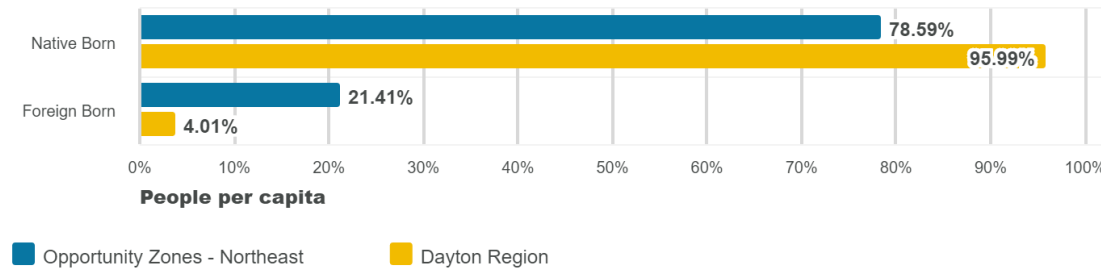
- **Population:** 6,933
- **Largest Employers:** Dayton Children's Hospital, Mahle-Behr, Norwood Medical
- **Major Industries:** Advanced manufacturing, Healthcare
- **Close to:** Springfield Street Corridor, Downtown, Boonshoft Museum of Discovery, Grandview Hospital, major regional, national and international transportation routes
- **Other Assets/Draws:** Islandpark Metropark, Kettering Fields



# Northeast: A Deeper Dive

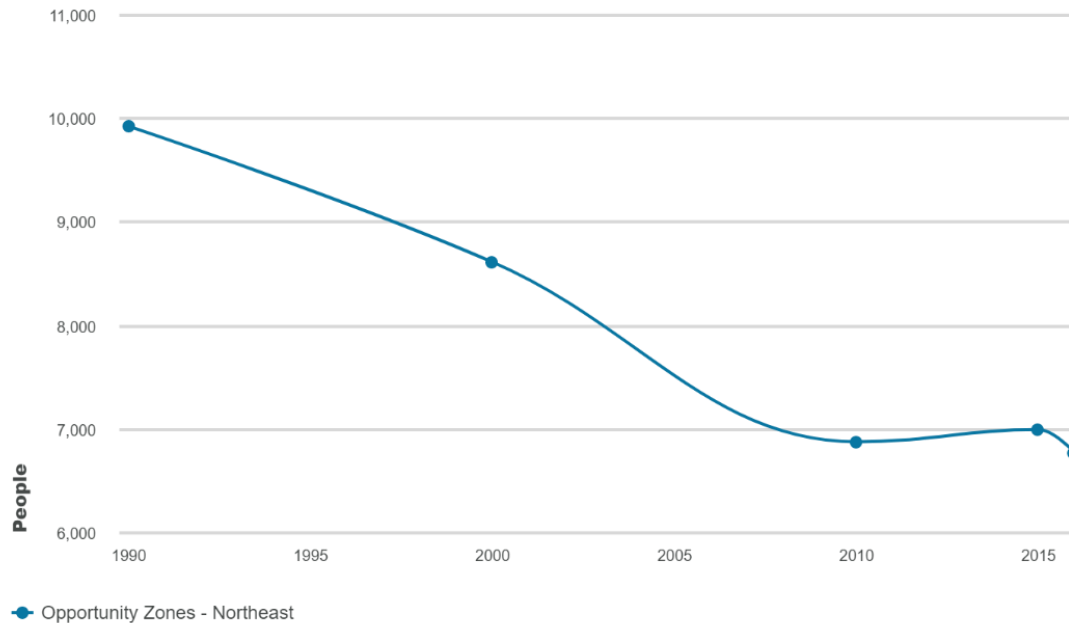
## Foreign vs Native Born

mySidewalk.com • Source: US Census 2013-2017 ACS



## Total Population

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2017; US Census 2000; US Census 2010; US Census 2013-2017 ACS



## The Opportunities:

- Invest in an advanced manufacturing business to facilitate growth, benefit from economies of scale and gain access to significant logistics infrastructure.
- An abundance of under-utilized space is poised for residential, commercial, or retail redevelopment.
- Much of the Northeast Zone is overlaid with a Community Reinvestment Area, offering a potential property tax abatement in addition to Opportunity Zone incentives.
- Invest in an immigrant-owned small business to capitalize on market density while building on the cultural vibrancy of the district.



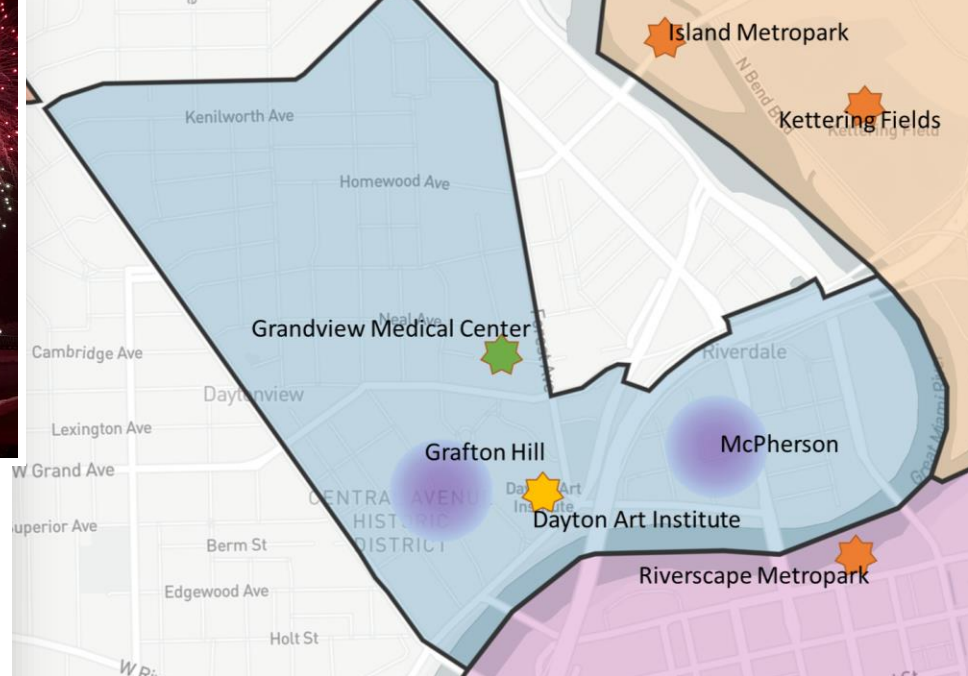
The share of immigrants living in the DaVinci/Northeast Opportunity Zone is more than five times as high as in the broader region. Many of these immigrants have started businesses in the area.



## North of Downtown: Culture and History

### The Assets:

- **The Dayton Art Institute:** home to 26,000 works spanning 5,000 years of art history.
- **Historic Neighborhoods:** home to some of the city's most distinctive residential architecture.
- **Festivals:** some of the city's largest and most well-known celebrations (ie. Oktoberfest and the Greek Festival) are hosted here, attracting tens of thousands of people from across the region.
- **Enhanced Transportation Options:** completed phase 1A of the I-75 rebuild, the rebuild of the West First Street Bridge, and the \$6 million Helena Street Bridge reconstruction finished in 2017
- **Kettering Health Network:** recent completion of a \$30 million expanded emergency department at Grandview Hospital.
- **Several Historic Districts:** features some of the most engaged and well-maintained neighborhoods of unique residential architecture.



### Key Facts:

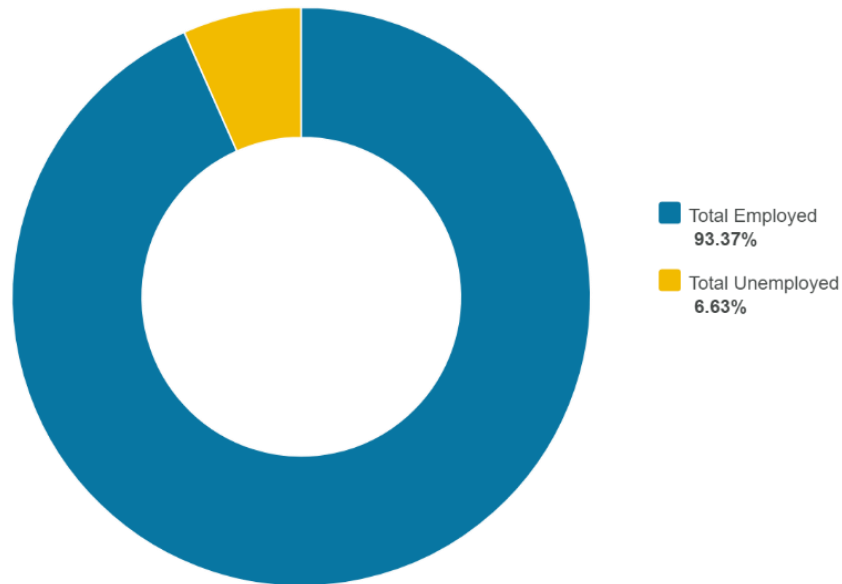
- **Population:** 4,334
- **Largest Employer:** Grandview Hospital
- **Major Industries:** Healthcare, Automotive Sales
- **Close to:** Downtown, Northeast OZ, Northwest OZ, Dayton West
- **Other Assets/Draws:** Grandview Hospital, Temple Israel, Annunciation Church, McPherson Town Historic District, Grafton Hill Historic District, Five Oaks/Squirrel Road Historic District



# North of Downtown: A Deeper Dive

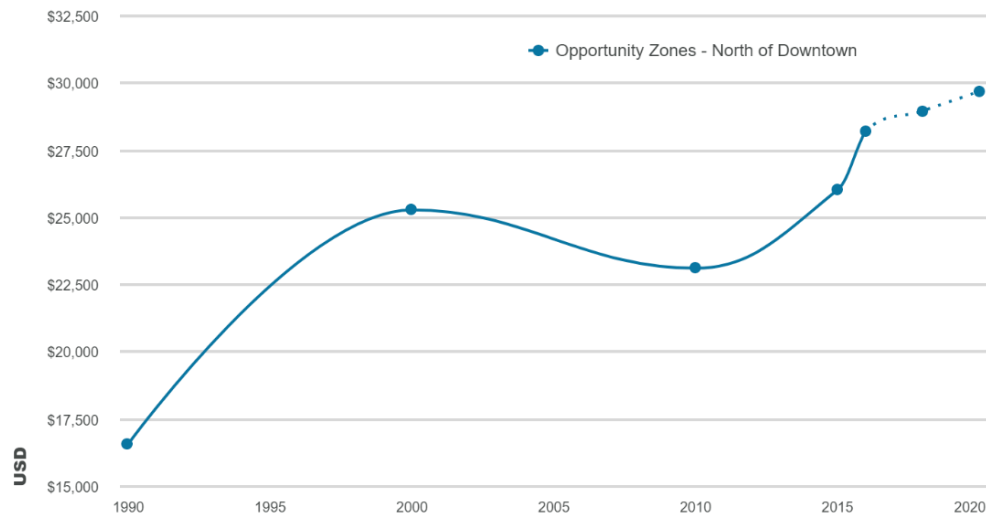
## Employment Status

mySidewalk.com • Source: US Census 2013-2017 ACS



## Median Household Income

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2017; US Census 2013-2017 ACS



## The Opportunities:

- North Main St. and Salem Ave. feature significant underutilized assets that are uniquely positioned for investment immediately across the river from downtown.
- Any of the numerous potential development commercial or retail development sites on these heavily traveled corridors will benefit from easy highway access.

# Northwest Industrial Park: Regional Logistics Hub

## The Assets:

- **Northwest Industrial Park:** one of the last greenfield development sites left for large-scale manufacturing in Dayton, with over 200 acres of farmland available.
- **Utility Access:** including a massive 40MW electric transmission line owned by Dayton Power & Light.
- The area is bisected by Route 49, giving companies in this zone fast and easy access to both I-75 to the east and I-70 to the north, as well as the Dayton International Airport.

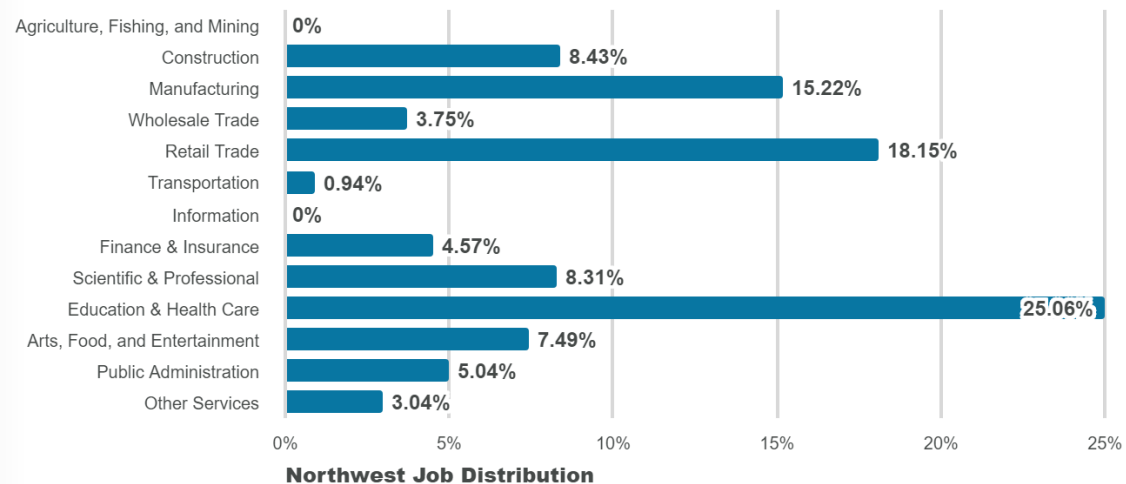
## Key Facts:

- **Population:** 2,667
- **Major Industries:** Education & Health Care, Retail, Manufacturing, Construction, Scientific & Professional
- **Close to:** Major regional, national and international transportation routes
- **Assets/Draws:** Abundance of developable land, Thurgood Marshall High School, Madison Lakes Conference Center



## Jobs by Industry

mySidewalk.com • Source: US Census 2013-2017 ACS



Opportunity Zones - Northwest Industrial Park



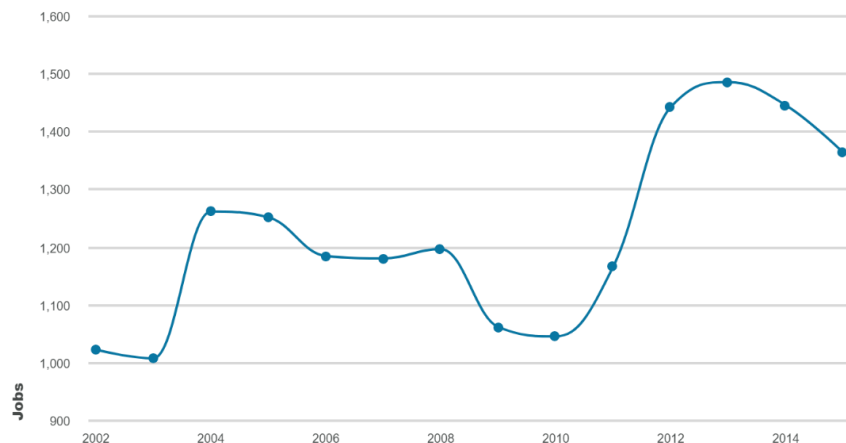
# Northwest Industrial Park: A Deeper Dive

## The Opportunities:

- Develop a site for a company looking to start or expand who can benefit from an abundance of available space.
- Invest in a local company looking to scale their manufacturing operation.
- Invest in a logistics company that can service local and regional needs.

## Number of Jobs

mySidewalk.com • Source: LODS Version 7.3

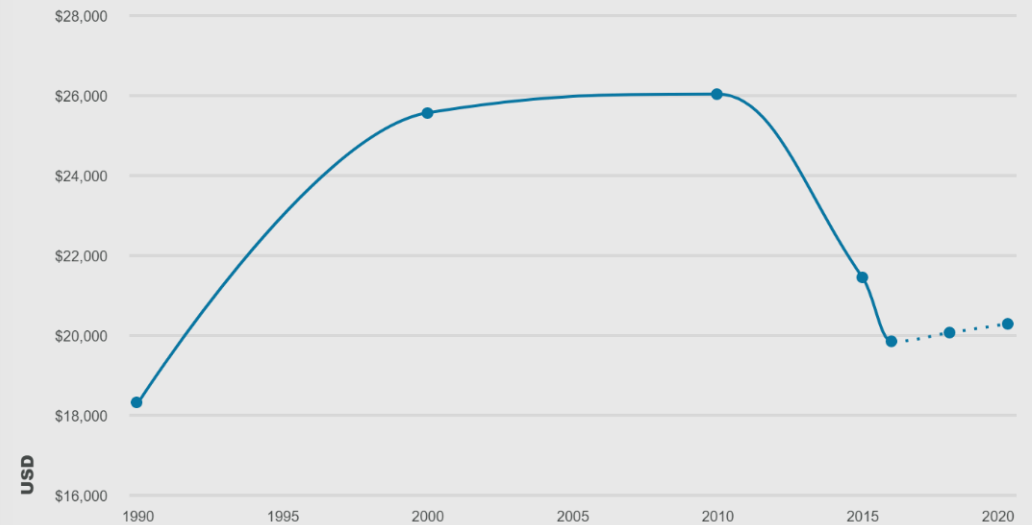


◆ Opportunity Zones - Northwest Industrial Park

mySidewalk.com • Sources: LODS Version 7.3

## Median Household Income

mySidewalk.com • Source: DC 1990, 2000, 2010, ACS 2017; US Census 2013-2017 ACS

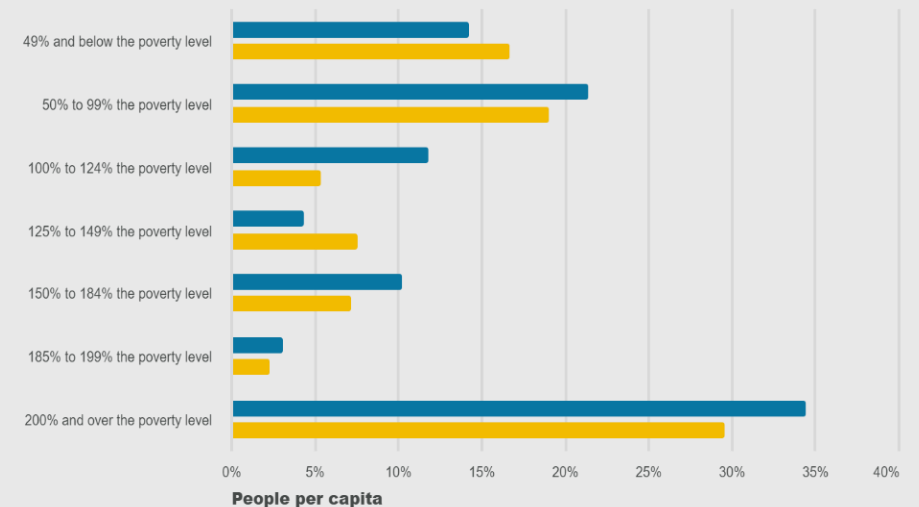


◆ Opportunity Zones - Northwest Industrial Park

While the Northwest Industrial Park OZ faces significant challenges, drops in Median Household Income have leveled off, and the overall Socioeconomic Distribution is, in some ways, brighter than the Dayton OZs as a whole.

## Income to Poverty Ratio

mySidewalk.com • Source: US Census 2012-2016 ACS



◆ Opportunity Zones - Northwest

◆ Dayton Opportunity Zones



**Don't let this opportunity pass you by.  
Get Involved. Get Invested.**

**For more information, contact the City of Dayton:**

**Monica Jones at 937.333.3663 or [Monica.Jones@daytonohio.gov](mailto:Monica.Jones@daytonohio.gov)**

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